

<u>No:</u>	BH2017/03566	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Brighton Hove And Sussex Sixth Form College 205 Dyke Road Hove BN3 6EG		
<u>Proposal:</u>	Erection of a 4no storey teaching block replacing existing temporary modular classrooms and incorporating general teaching spaces, flexible student study, learning areas, resource areas and performance spaces with associated hard and soft landscaping and relocated car parking.		
<u>Officer:</u>	Jonathan Puplett	<u>Valid Date:</u>	26.10.2017
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	25.01.2018
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	HNW Architects 61 North Street Chichester PO19 1NB		
<u>Applicant:</u>	BHASVIC Brighton Hove And Sussex Sixth Form 205 Dyke Road Hove BN3 6EG		

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to be **MINDED TO GRANT** planning permission subject to a s106 agreement and the following Conditions and Informatives:

S106 Heads of terms:

The applicant is to provide the following, should the application be approved:

- Sustainable Transport Contribution of £60,300 towards off-site highway works.
- Local Employment Scheme Contribution of £28,230.
- Management Plan for the proposed outdoor performance area.
- Training and employment strategy using minimum 20% local labour during demolition and construction phase.
- An artistic element to be incorporated into the scheme to the value of £19,500.

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	P001 A		25 October 2017
Site Layout Plan	EXISTING P100 A		25 October 2017
Block Plan Proposed	P101 A		25 October 2017

Site Layout Plan	P102 A		25 October 2017
Floor Plans Proposed	P200 A		25 October 2017
Floor Plans Proposed	P201 A		25 October 2017
Roof Plan Proposed	P202 A		25 October 2017
Elevations Proposed	P301 A		25 October 2017
Elevations Proposed	P302 A		25 October 2017
Streetscene elevation proposed	P303 A		25 October 2017
Streetscene elevation proposed	EAST P310 A		25 October 2017
Streetscene elevation proposed	WEST P900 A		25 October 2017
Other	WIREFRAMES P950		25 October 2017
Landscaping Proposed	L-1001		25 October 2017
Arboricultural Report			25 October 2017
Ecology Report			25 October 2017
Travel Plan			25 October 2017
Noise Report			25 October 2017
Other	MITIGATION AND HABITATS		25 October 2017
Other	ECOLOGICAL APPRAISAL		25 October 2017
Other	TRANSPORT ASESMENT		25 October 2017
Other	VISIBILITY STUDY		25 October 2017
Other	CONTAMINATION ASSESSMENT		7 November 2017
Other	EXISTING PITCH LAYOUT P107		14 December 2017
Other	PROPOSED PITCH LAYOUT P108T		14 December 2017
Other	TREE FOUNDATION DETAILS		8 February 2018
Other	ACCESS AND VISIBILITY P04		17 January 2018
Other	ROAD SAFETY AUDIT		1 February 2018
Other	ROAD SAFETY AUDIT RESPONSE		1 February 2018
Other	ROAD SAFETY AUDIT RESPONSE		8 February 2018

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
3. No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.
Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy QD14 of the Brighton & Hove Local Plan and CP12 of the City Plan Part One.
4. No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):
 - a) samples of all brick
 - b) samples of all cladding to be used, including details of their treatment to protect against weathering
 - c) details of the proposed windows and doorsDevelopment shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policy CP12 of the City Plan Part One.
5. Access to the flat roof over the development hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.
Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
6. No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
7. The landscaping scheme detailed on drawing no. L-1001 received on 25.10.2017 shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan and CP12 of the City Plan Part One.

8. The development hereby permitted shall not be first occupied until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the first occupation of the development hereby approved and thereafter retained.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

9. Within 12 months of the teaching block being brought into use, the existing temporary classrooms as shown on plan number P100 A, located within the lower car park shall be demolished and the area provided as open space for the pupils attending the college.

Reason: The temporary classrooms are unsightly and to comply with policies CP12 of the Brighton & Hove City Plan

10. Prior to first occupation all ecological measures and/or works shall be carried out in accordance with the details contained in the Mitigation Statement and Habitat Creation and Management Plan (The Ecology Co-op) dated 19/10/17, as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified.

11. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

(i) The phases of the Proposed Development including the forecasted completion date(s)

(ii) A commitment to apply to the Council for prior consent under the Control of Pollution Act 1974 and not to Commence Development until such consent has been obtained

(iii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)

(iv) A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site

(v) Details of hours of construction including all associated vehicular movements

(vi) Details of the construction compound

(vii) A plan showing construction traffic routes

(viii) An audit of all waste generated during construction works

(viii) Details of measures to reduce the impact construction vehicles have on the highway network

The construction shall be carried out in accordance with the approved CEMP.

Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies QD27, SU9, SU10 and TR7 of the Brighton & Hove Local Plan, policy CP8 of the City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

12. No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until the following Method Statements have been submitted to and approved in writing by the Local Planning Authority:

i) An Arboricultural Method Statement, to include a detailed Tree Protection Plan and Treeworks Specification and means for their implementation, supervision and monitoring during works;

ii) A Construction Method Statement to include details on how, amongst others, excavations, materials storage, drainage, servicing and hard surfaces will be managed and implemented to provide for the long-term retention of the trees;

No development or other operations shall take place except in complete accordance with the approved Arboricultural and Construction Method Statements.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site and protected species that may be present during construction works in the interest of the visual amenities of the area and to comply with policies QD16, QD18 & HE6 of the Brighton & Hove Local Plan and CP10, CP12 & CP15 of the City Plan Part One.

13. No excavation, mounding or tree planting should be carried out within 6 metres of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. No new soakaways should be located within 5m of a public water main.

Reason: To ensure the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan

14. Development shall not commence until a drainage strategy detailing the proposed means of foul and surface water disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be

carried out in accordance with the approved scheme and timetable.

Reason: To ensure the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

15. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until a BREEAM Building

Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM New Construction rating of 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy CP8 of the City Plan Part One.

16. Prior to first occupation details of disabled parking provisions shall be submitted to and agreed in writing by the Local Planning Authority. The parking areas shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved and retained as such thereafter.
Reason: To ensure that adequate parking provision is retained and to comply with policy CP9 of the City Plan Part One.
17. Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.
Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.
18. Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover on Old Shoreham Road opposite 32B Wolstonbury Road back to a footway by raising the existing kerb and footway, and remove the Keep Clear road markings removed.
Reason: In the interests of highway safety and to comply with policies TR7 of the Brighton and Hove Local Plan and CP9 of the City Plan Part One.
19. Within three months of the date of first occupation, a Travel Plan for the development shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be fully implemented in accordance with the approved details.
Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR4 of the Brighton & Hove Local Plan and CP9 of the City Plan Part One.
20. No development shall take place until the final detailed design and associated management and maintenance plan of surface water drainage as per the recommendations of the BHASVIC Digital & Creative Media Centre Planning Report, dated 23 October 2017 (Section 2 Drainage Strategy Report) has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the building commencing.

Reason: To ensure that the principles of sustainable drainage and associated maintenance are incorporated into this proposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. A formal application for connection to the water supply is required in order to Service this development. Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".
3. The applicant is advised that the proposed highways works should be carried out in accordance with the Council's current standards and specifications and under licence from the Streetworks team. The applicant should contact the Council's Streetworks team (permit.admin@brighton-hove.gov.uk 01273 290729).
4. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:
 - (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:
 - (ii) A commitment to reduce carbon emissions associated with staff and student travel:
 - (iii) Increase awareness of and improve road safety and personal security:
 - (iv) Undertake dialogue and consultation with adjacent properties:
 - (v) Identify targets focussed on reductions in the level of staff and student car use:
 - (vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:
 - (vii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:
 - (viii) Identify a nominated member of staff or post to act as Travel Plan Coordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.
 - (ix) Provide staff and students with a Travel Plan pack which provides information such as walking & cycle maps, public transport information, to promote the use of sustainable travel.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application relates to BHASVIC, a sixth form college, which is located on a triangular shaped piece of land at the junction of Old Shoreham Road and Dyke Road. The existing building at the junction is a distinct local land mark and is listed as a building of local interest noted for it's redbrick Queen Anne style college building which is well-sited, impressive iron gates with enamelled shields of Brighton.
- 2.2 The main BHASVIC building is a Locally Listed Heritage Asset.
- 2.3 Along the western boundary a public footpath separates the main school site, from the sports hall and playing fields to the west.
- 2.4 Opposite the site two storey residential properties are located on the south side of Old Shoreham Road. On Dyke Road the majority of the buildings are also residential but comprise of two storey houses and three storey purpose built blocks of flats.
- 2.5 Full planning permission is sought for the construction of a 4no storey building to provide additional floor space for educational purposes along the Old Shoreham Road frontage in addition to the provision of external performance spaces, the relocation of the existing car park and associated hard and soft landscaping. This application follows pre-application advice given in August 2017.
- 2.6 The proposed teaching block will replace the existing temporary modular classrooms currently located south of the Link Building and located within the lower car park.
- 2.7 The new building will create a new Digital and Creative Media Centre which will provide an additional 2,823sqm of floor space to incorporate general teaching spaces, flexible student study area and learning/resource areas. The application also includes external performance spaces to the north of the proposal, between it and the Link Building.
- 2.8 In addition the application incorporates the relocation of the lower car park. The new car park proposed is to be located adjacent to the existing grass sports pitches. The car-park will use the existing cross-over onto Old Shoreham Road which is currently used for maintenance access to the playing fields.

3. RELEVANT HISTORY

BH2017/00194: Temporary three year permission for existing single storey modular building and erection of new single storey modular building with associated steps and ramps with temporary three year permission. Approved May 2017.

BH2016/01363: Change of temporary permission of existing single storey modular building to permanent permission and erection of first floor modular building above existing modular building with associated staircase enclosure. Refused 16 June 2016 for the following reason:

The permanent retention and proposed additional storey to the modular classrooms, due to their design, scale, siting and materials would form an inappropriate and incongruous feature that would fail to relate to the layout of the historic main buildings, resulting in un-coordinated clutter on the site. The proposal would therefore cause significant harm to the character and appearance of the existing historic building, streetscene and the surrounding area, contrary to policies CP12 and CP15 of the Brighton and Hove City Plan and policy QD14 of the Brighton and Hove Local Plan.

BH2013/03816: Construction of a new 3no storey teaching block located on the existing upper car park between College House and the main building on Dyke Road, provision of a new service area to provide access for deliveries and refuse vehicles located to the north of College House on Dyke Road, refurbishment of the existing refectory and staff room in the Link Building, installation of CCTV cameras and creation of a new landscaped area. Approved 18/02/2014. Subsequent applications for the discharge of conditions have been approved.

BH2013/02082: Construction of a new 3no storey teaching block located on the existing upper car park between College House and the main building on Dyke Road, provision of a new service area to provide access for deliveries and refuse vehicles located to the north of College House on Dyke Road, refurbishment of the existing refectory and staff room in the Link Building, installation of CCTV cameras and creation of a new landscaped area. Refused 31/10/2013.

BH2013/00143 Demolition of existing lobbies and erection of new part covered lobbies (Part-Retrospective). Approved 01/07/2013 BH2012/02063 Replacement of existing windows to the main building with UPVC and aluminium windows. Approved 24/08/2012.

BH2012/01118: Erection of temporary single storey modular classroom and steel container for a period of five years. Approved 12/06/2012.

BH2011/03469: External refurbishment of Student Common Room including installation of access ramp. Erection of canopies to College House, the main building, student services building and the canteen area. Approved 08/02/2012.

BH2010/01096: Erection of new temporary two storey classroom building for 5 years replacing existing single storey building and retention of existing temporary single storey classroom for a further 4 to 5 years. Approved 02/07/2010.

BH2008/01457: Installation of a two storey Portakabin Ultima building to be used as classroom facilities for a hire period of 5 years Approved 21/08/2008. (Consent expired).

BH2008/01275: Proposed single storey extensions to north and west elevations of existing sports centre including extension to tennis court to form netball courts. Approved 22/08/2008.

BH2008/01113: Proposed redevelopment of educational facilities comprising one 4-storey, one 3-storey and one 3 and 1-storey blocks and associated works. Approved 29/01/2009.

BH2007/00925: Outline application for erection of educational facilities comprising one 3 storey, one 4 storey and one 3 and 1 storey blocks and associated works. Approved 23/01/2008.

4. REPRESENTATIONS

4.1 Eighteen (18) letters have been received objecting to the proposed development for the following reasons:

- No consideration has been given to the impact on the vehicular cut through and parking in neighbouring residential streets by staff, students, parents and attendees at BHASVIC events, including evenings and weekends.
- The new development would exacerbate the existing on street parking problems in residential areas.
- The BHASVIC is not currently supplying sufficient car parking spaces for its requirements.
- The height of the building will have a significant impact on the road
- BHASVIC is already over-developed
- Noise and disturbance to residents in neighbouring roads
- The existing transport infrastructure is inadequate resulting in Wolstonbury Road being used as a cut through.
- Opposed to the issuing of school parking permits in residential roads
- The potential impact to the neighbourhood as a result of the expansion to BHASVIC.
- It is already difficult enough for existing students to cross busy roads safely.
- The proposed 4 storey building will result in overlooking and loss of privacy given the large areas of glazing proposed.
- The proposed building is large and will our property would feel overshadowed by its presence.
- The new road layouts and access point form part of a 4 way cross-roads which could lead to an increased risk of accidents.
- The zebra crossing to the southern end of Crocodile Walk is already dangerous, the additional access will result in an increased risk of injury.
- The application should incorporate increased traffic calming measures
- The application needs to address staff parking both on site and in neighbouring roads
- The four storey building is close to the boundary of the site
- The intended use of the outdoor stage is unclear and could result in an impact to residents
- Any planning approval should include conditions on construction work

4.2 Sixty (60) letters have been received supporting the proposed development for the following reasons:

- BHASVIC is in need of fit for use classrooms

- Other areas within the college are not big enough for students
- No need for on-street parking as the site will still provide spaces for staff
- BHASVIC is an outstanding college
- The college provides a vital service to young people in the area
- The proposed building is in-keeping with the style of the rest of the college
- Outside areas are proposed which enhances student well-being
- The college struggles to accommodate its students
- The development will enable new facilities for the demands and needs of students
- The benefits to the college and local businesses will be long lasting
- The number of parking spaces on the campus are to remain the same
- Investment is needed for current students who will become the future workforce
- BHASVIC competes with other colleges and is a credit to the city
- The proposal replaces ugly porta-cabins
- The educational facilities will benefit the wider community
- The existing space is better used for a new building
- Growth in the college capacity will mean more young people receive a higher quality education
- The closure of a sixth form college in Haywards Heath means a further reduced choice of education for young people
- We should support young people's education

4.3 Councillor Vanessa Brown supports the application; a copy of the letter is attached.

4.4 Councillor Jackie O'Quinn objects to the application; a copy of the letter is attached.

4.5 Hove Civic Society have provided the following comment:

- The application may provide opportunity for additional street trees on the southern side of the development along Old Shoreham Road. In the long term this would help to maintain and enhance the setting of the college.

5. CONSULTATIONS

Internal:

5.1 Planning Policy: No objection: New Educational Block

The Planning Statement submitted with the application sets out how the current accommodation at BHASVIC does not provide fit for purpose teaching spaces that allow for modern teaching methods in specialist classrooms, and the current situation compares unfavourably to the national average in terms of accommodation (m²) per existing student.

The provision of new educational facilities is supported by Local Plan Policy HO19 subject to a number of criteria being met. No concerns are raised with regard to these and the principle of the development is therefore supported.

Loss of Open Space and Outdoor Sports Space

To accommodate the new building the proposal seeks to relocate an existing car park onto part of the existing netball area and playing field. The playing field has seen an incremental encroachment over a number of years by virtue of temporary classrooms and the sports hall. However these were justified on the basis that they were either temporary or offered significant benefits to sport. It is apparent that the temporary classrooms have become more permanent impacting upon on the balance between open space and built/hard form.

City Plan Policy CP16 places a priority on retaining existing playing fields. City Plan Policy CP17 makes clear outdoor sports facilities and spaces should be retained, enhanced and be used more effectively and loss will not be permitted unless specified criteria are met. It is not considered that this proposal meets the specified criteria.

It is noted that the proposal will not impact upon the existing marked out grass sports pitches, however playing fields are not just the marked pitches. They also include the important circulation space around pitches. The proposed car park that seeks loss of sports and open space, when taken in the context of the incremental loss of open space that has already occurred over the past decade or so, is therefore considered contrary to policy.

The loss must therefore be robustly justified for an exception to policy to be considered, or an alternative location found for the car park or an alternative solution that reduces the need for on-site car parking.

Sustainable Waste Management

Policy WMP3d of the Waste and Minerals Plan requires development proposals to minimise and manage waste produced during construction demolition and excavation. The location of recycling facilities is indicated on the submitted plans and no concerns are raised with regard to this policy.

Amended Comments following receipt of additional information 02.01.2018

Further to previously submitted comments, additional information has been provided by the applicant in relation to the loss of an element of the sports pitches. It is noted that in addition to the retention of the existing marked out sports pitches, sufficient circulation space will also be retained in line with guidance in Sports England's current revision of 'Comparative sizes of Pitches & Courts (outdoor)' document.

Sport England do not raise an objection to the proposed development. Information from the applicant clarifies that this area "consists of a plastic permeable paving grid with worn tire grooves down the centre of it and gravel patches, which are not level or safe for sports use, along with piles of mud overgrown with grass."

In these circumstances, and given the wider benefits of the proposal in improving the educational facilities on the site, it is considered that an exception to policies CP16 and CP17 can be justified.

5.2 Heritage: No objection subject to condition

It is noted that the proposed height and footprint of the building are generally within the limits of the 2009 approval and it is not considered that there are any new material considerations from a heritage perspective that would lead to seeking amendments in these respects. The proposals would not directly impact upon the locally listed building but there would be some impact on the setting of the building, particularly in views from Old Shoreham Road to the west and from the playing field from where the roofline of the main building, with its copper cupola, is a positive feature.

The submitted wireline views and east and west perspectives show that the new building would be substantially screened by mature trees in all of the views and that it would not visually compete with the locally listed building. The roof-top cupola would not be obscured or impinged upon. In the near views from Old Shoreham Road the design, proportions, rhythm and materials of the new building would appear wholly sympathetic.

The removal of the temporary teaching buildings is considered to be a positive benefit to the locally listed building's setting. Overall it is considered that the proposals would cause no harm to the setting of the locally listed building.

A material sample of the proposed brick is requested by condition.

5.3 Environmental Health: No objection subject to condition

There are concerns about how local residents will be affected during the construction of the proposed teaching block. The construction proposed, is in very close proximity to local residents on Old Shoreham Road.

Construction by its very nature does have noisy phases and will inevitably be noticeable at various stages to various individuals throughout the build. This is why it is important to put the onus onto the developers to come up with a plan to minimise complaints, design their timetable with best practicable means in place, meet with residents, have complaint handling systems in place and generally be a good neighbour.

It is therefore recommended that a Construction Environmental Management Plan be required, which may necessitate the final developer signing up to a section 61 prior agreement.

5.4 Sustainability: No objection subject to condition

The minimum building standards expected for major non-residential development through policy CP8 of the adopted City Plan is BREEAM 'Excellent'. A BREEAM pre-assessment report has been submitted with the

application confirming that an 'Excellent' standard has been targeted for the scheme. This meets CP8 minimum standards.

The proposals address policy CP8 and in particular energy performance standards well. Positive measures include: approximately 125m² of PV Cells to be mounted on the roof and integrated external shading system on the south facade. The proposed design incorporates a number of passive design measures, as well as energy efficient measures, to reduce the energy demand of the building. The design of the mechanical services offer a reduction in the overall carbon emission of the building. Services for the building include: mechanical ventilation with heat recovery; high efficiency gas fired condensing boiler for hot water and space heating; high efficiency heat pump cooling system (IT Suites only); building energy management system to provide monitoring and control of the building services; low energy lighting within the new development; daylighting and PIR controlled lighting.

It is recommended that the BREEAM condition requiring 'excellent' rating be secured.

5.5 Public Art: Comment

An artistic element / component to the value of £19,500 should be secured to comply with Policies CP5, CP7 and CP13.

5.6 City Regeneration: No objection subject to S106 Agreement

City Regeneration supports this application.

Sixth form, FE and HE institutions need to be able to provide the necessary training and study opportunities which can, as in this instance, stimulate a review of current teaching facilities to ensure they are fit for purpose. This development will replace temporary classrooms, which should provide an appropriate environment for students and demonstrate that as a city, we take the challenges of growing our economy, through training and education, seriously.

Due to the size of the development, 2823 sqm this triggers a requirement for the submission of an employment and training strategy linked to the site.

Should this application be approved City Regeneration requests the submission of an Employment and Training Strategy in respect of the demolition phase of the development and a more comprehensive strategy in respect of the construction phase, to be submitted at least one month prior to site commencement, highlighting how the development will provide opportunities for employment and training for local people.

Also, due to the size of the development, there will be a requirement for Developer Contributions of £28,230 to be paid prior to commencement of the site, to be used to support the activities of the Local Employment Scheme and to contribute to training to enhance the opportunities for local people on site

during the life of the development which will help address the construction-related skills shortages in the city in the future.

5.7 Sustainable Transport: No objection subject to condition

No objections to this application subject to the inclusion of the necessary conditions and the recommended S106 contribution.

Required conditions:

- Full details of appropriate cycle parking
- Reinstatement of the redundant vehicle crossover on Old Shoreham Road
- The submission of a Travel Plan
- The retention of the parking area shown on the approved plans
- Details of disabled parking provisions
- Construction Environmental Management Plan (CEMP)

S106 requirements:

Contribution of £60,300 which shall go towards:

- Dropped kerbs/ tactile paving in the local area to assist pedestrian movements and enable mobility or sight impaired students, staff and visitors to access the college; and/ or
- Updating nearby bus stops to be accessible for all including those mobility or sight impaired students, staff and visitors; and/ or
- Off-site Brighton BikeShare facilities in the vicinity of the college to enable students, staff and visitors that may not own and/or have cycle storage space to cycle to the college

Further comments 15/05/2018 following the Submission of a Traffic Implications Report and Habitat Regulations Assessment:

Having reviewed the Traffic Implications Report and HRA SSR I would support the applicant's recommendation that the traffic impacts on the 3 European Sites considered are likely to be so low as to be properly ignored, such that all 3 may be screened out.

5.8 Arboriculture: Comment

The proposal involves a number of elements which will impact on trees of particular concern is the 3 large Huntingdon Elms along Crocodile walk along with a number of roadside trees on the Old Shoreham Road.

There is potential for conflict between the foundations of the New Digital & Creative Media Centre which has been highlighted in the Arboriculturist report. The foundation design will need to take this into consideration, whilst a technical solution may be possible to assure the trees retention and minimise the impact details have not been provided.

The proposed new access road utilising the existing crossover onto Old Shoreham Road should have minimal direct effect on the neighbouring street tree. However, it is understood that the trees location will conflict with sightlines

and will need to be removed. This tree is in reasonable to good condition and is a valuable asset that we would not wish to see removed. Similarly other mature Elms along this stretch of the road are important contributors to the street scene and we would object to any amendment that would threaten their loss.

In landscaping terms the proposed car park and access road along the western edge of the site would be an unwelcome intrusion. Visually the road and parked vehicles would be obtrusive and the loss of green space within the park environment would be detrimental to the area. In view of this and the potential tree losses the Arboricultural team recommend that consent is refused.

Additional comments following submission of further information 18.01.2018.

The technique outline in figure 26 of the Structural Engineer's document has a lower potential for impact on the trees and this type of construction would be supported, under suitable supervision and with an approved method statement. This information should be secured by condition.

5.9 Ecology: No objection subject to condition

Surveys were carried out in accordance with best practice and are sufficient to inform appropriate mitigation, compensation and enhancement. The site comprises hard standing, amenity grassland, buildings scrub and linear features.

Features of highest ecological importance are boundary hedgerows and mature trees which should be retained and protected. All species of bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and the Conservation of Habitats and Species Regulations 2010, making them European Protected Species. Two of the buildings on site offer some bat roost potential as does one mature tree in the southern boundary; none of these features will be affected by the proposed development. The site overall offers low to moderate potential for foraging and commuting bats. A sympathetic lighting regime should be developed to avoid impacts on bats.

The site has the potential to support breeding birds. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. To avoid disturbance to nesting birds, any removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August). If this is not reasonably practicable within the timescales, a nesting bird check should be carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist, and if any nesting birds are found, advice should be sought on appropriate mitigation

The site is unlikely to support any other protected species that could be impacted by the proposed development. If protected species are encountered, work should stop and advice should be sought from a suitably qualified and experienced ecologist.

The site offers opportunities for enhancement that will help the Council address its duties and responsibilities under the NERC Act and NPPF. The measures proposed in the Mitigation Statement and Habitat Creation and Management Plan are appropriate to reduce impacts on protected species and to enhance the site for biodiversity. If the Council is minded to approve the application, it is recommended that a condition is attached in line with BS42020:2013 to ensure all works are carried out in accordance with the Mitigation Statement and Habitat and Management Plan dated 19th October.

5.10 Flood Risk Management Officer: Comment

No objections are raised subject to full details of a surface water strategy being secured by planning condition.

External:

5.11 Sport England: No objection subject to condition

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The proposed development results in a minor encroachment onto the playing field. However, having considered the nature of the playing field and its ability to accommodate a range of pitches, it is not considered that the development would reduce the sporting capability of the site. As such, Sport England is satisfied that the proposed development broadly meets the intention of the following Sport England Policy exception:

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 area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

While Sport England is not in favour of playing field land being lost to car parking, this proposed car parking and access would appear to be largely sited on an area of the playing field which is already used for access according to aerial photography. Existing pitches would appear to be unaffected.

This being the case, Sport England does not wish to raise an objection to this application. This is subject to the applicant ensuring that all minimum safety run-off distances are maintained (at least 3m) between the pitches and the proposal

5.12 Brighton and Hove Archaeological society: No Objection

The area around this part of Dyke Road has produced, in the past, a significant amount of archaeological finds including flint work from the Neolithic period. It is possible that vestiges of an ancient landscape may still be present.

5.13 County Archaeology: No Objection

This application is situated within an Archaeological Notification Area. However, given the modern impacts on the site, based on the information supplied it is not believed that any significant below ground archaeological remains are likely to be affected by these proposals.

5.14 Sussex Police No Objection

It is noted that the building footprint is located within the confines of the existing campus perimeter fencing and therefore comments are confined to the new development only.

The following measures are advised to achieve a secure design:

- 1.8m high weld mesh fence and gate along the western edge of the development and proposed relocated car park
- Driveway and pedestrian gates should be lockable and of a framed design employing galvanised adjustable hinges
- All external lighting for footpaths and car parking areas should comply with BS5489:2013. Lighting design should be coordinated with a CCTV installation to avoid any conflicts.
- Entrances to the new building and around the new performance and events stage must be well illuminated using vandal resistant lighting.
- All glazing in and adjacent to doors must include one pane of attack resistant glass securely fixed in accordance with manufacturer's instructions.
- Consideration should be given to the security of the access doors required when the building is unoccupied and also the demand placed upon them.
- Glazed curtain walling must be installed using a secure glazing retention system using Security glazing tape , dedicated security sealant or gasket, or a secure mechanical fixing system to PAS 24:2016 or LPS 1175SR1 or STS 202 BR1.
- Consideration must also be given to the secure structure of walls and ceilings.
- A fit for purpose intruder alarm system is linked to the college main intruder alarm system and installed within the building with police response and which complies with Police Chiefs Council (formerly ACPO) security systems policy.

The application proposes the installation of 1.8m high weld mesh fence and gate along the western edge of the development and proposed relocated car park.

5.5 Southern Water: No Objection subject to conditions

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure.

Alternatively, the developer can discharge surface water flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the surface water system. The application will be required to provide a topographical site survey and/or a CCTV survey showing the

existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows.

Should the Local Planning Authority be minded to approve the application, Southern Water would like a condition to be attached to any permission to secure a drainage strategy detailing the proposed means of surface water disposal and an implementation table. In addition a condition should be attached to secure details of the proposed means of foul and surface water sewerage disposal.

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval.

5.6 UK Power Network No Objection

5.7 Wealden District Council: Objection

The application proposals do not consider the effect of traffic arising from the proposed development crossing the Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC. A likely significant effect could not be ruled out for Lewes Downs SAC and Ashdown Forest SAC/ SPA. Therefore an appropriate assessment must be undertaken.

The planning application under consideration does not include any reference to the conservation objectives as required by Regulation 102 of the Conservation of Habitats and Species Regulations 2010 or consideration of the impact upon site integrity.

The need to restore to achieve favourable conservation status of its qualifying features is not discussed in the planning application in addition to any ecological matters in regard to Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC relevant to pollutants.

In addition to lack of consideration of conservation objectives it is also submitted that the planning application does not take into account the current situation with regards to pollutants and site integrity. The overall lack of consideration of site integrity and conservation objectives, including the lack of consideration of cumulative impacts in this regard, results in an incomplete evidence base to inform the proposal.

At this stage, it is unproven that in combination impacts on the Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC will not arise from the development proposal.

6. MATERIAL CONSIDERATIONS

- 6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 6.2 The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove Local Plan 2005 (retained policies March 2016);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- 6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. **POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

- SS1 Presumption in Favour of Sustainable Development
- CP2 Sustainable economic development
- CP7 Infrastructure and developer contributions
- CP8 Sustainable buildings
- CP9 Sustainable transport
- CP10 Biodiversity
- CP11 Flood risk
- CP12 Urban design
- CP13 Public streets and spaces
- CP15 Heritage
- CP16 Open space
- CP17 Sports provision
- CP18 Healthy city

Brighton & Hove Local Plan (retained policies March 2016):

- TR4 Travel plans
- TR7 Safe Development
- TR14 Cycle access and parking
- SU9 Pollution and nuisance control
- SU10 Noise Nuisance
- QD5 Design - street frontages
- QD14 Extensions and alterations
- QD15 Landscape design
- QD16 Trees and hedgerows
- QD18 Species protection
- QD27 Protection of amenity
- HE3 Development affecting the setting of a listed building
- HE6 Development within or affecting the setting of conservation areas

HO19 New community facilities
HO20 Retention of community facilities
HE10 Buildings of local interest

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD11 Nature Conservation & Development
SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the development to include the loss of the existing open space and outdoor space and the provision of new educational facilities, the design of the proposed teaching block in respect of scale and appearance in addition to the associated hard and soft landscaping and new car parking area, whether the development will have detrimental impact on neighbouring amenity and whether the proposal is acceptable with regards to sustainable transport issues.

8.2 Principle of Development:

Policy HO19 of the Brighton & Hove Local Plan refers to new community facilities and includes education facilities and states planning permission will be granted for community facilities where it can be demonstrated that:

- a) the design and use of the facility will ensure its accessibility to all members of the community;
- b) there is no unacceptable impact on residential amenities or on the amenities of the surrounding area;
- c) the location is readily accessible by walking, cycling and public transport; and,
- d) adequate car and cycle parking, including provision of people with disabilities, is provided.

The supporting information submitted as part of the application states that the current accommodation of BHASVIC does not provide fit for purpose teaching space that allows for modern teaching methods in specialist classrooms.

Previous planning permissions have been linked to the site for the erection of temporary science labs but these are a short term solution. The proposed new teaching block will not significantly increase the numbers of staff and students of the college but rather accommodate the year on year increases that the college must accommodate.

Although the proposal is not a new community facility, the new building will enhance existing educational facilities at the college and therefore accord with policy HO19.

The existing temporary modular buildings within the lower car park were approved under application BH2017/00194 and allow for the retention of these building until May 2020. The supplementary information submitted with this

application states that the modular classrooms are anticipated to be removed from the site within 12 months of the completion of the new building, which will enable the requirement of floor space immediately.

To accommodate the new building the proposal seeks to relocate an existing car park onto part of the existing netball area and playing field. City Plan Policy CP16 states that "the council will require the retention of and seek better, more effective and appropriate use of all existing open space". Criterion 1b of the policy places a priority on retaining existing playing fields. City Plan Policy CP17 makes clear outdoor sports facilities and spaces should be retained enhanced and be used more effectively and loss will not be permitted unless specified criteria are met.

It is noted that the proposal will not impact upon the existing marked out grass sports pitches, however the proposed car park will result in the loss of some circulation space around pitches. It is considered that sufficient circulation space will be retained in line with guidance in Sport England's current revision of 'Comparative sizes of Pitches and Courts document. The encroachment onto the playing fields is minor and would not reduce the sporting capability of the site. Furthermore the position of the proposed access and parking would be on an area of playing field which is already used for maintenance access.

In these circumstances and given the wider benefits of the proposal, it is considered that an exception to Policies CP16 and CP17 can be justified.

8.3 Design and Appearance:

The height of the proposed 4 storey block is of a similar height to the existing main building which is to be retained at the apex between Dyke Road and Old Shoreham Road and therefore in broad terms the proposal respects the height and form of the existing main block. Nevertheless the scheme proposed substantially increases in accommodation and the scale of the development is significant and the proposed building would be prominent.

The contemporary design is supported in principle and is endorsed by local plan policies particularly since the new block will be of a similar height as the existing main block. The proposed teaching block provides a flat roof and contrasting fenestration and therefore will be read as modern additions to the existing neighbouring buildings. The use of the red brick will assist in providing some continuity between the old and new buildings.

Whilst the front elevation of the new block facing onto Old Shoreham Road appears high, it should be noted that the fourth storey would be set back by approximately 3.4m. This will reduce the impact of this element on the streetscene. The height of the building and the eaves are comparable to that of the existing building. The main corner building has three storeys of accommodation with an additional storey set in a pitched roof area with dormer windows. The proposal seeks to replicate this design by having three storeys of flush accommodation with the additional set back storey to reduce the overall massing. The building incorporates provisions of plant equipment on the roof of the building. The proposed roof plan submitted shows the positioning of these

elements are set well back from the Old Shoreham Road elevation (approximately 16m) and therefore the visual impact of this element of the proposal is considered to be acceptable. The submitted wireline views and east and west perspectives show that the new building would be substantially screened by mature trees in all of the views and that it would not visually compete with the locally listed building.

The frontage of the proposal is in the same position as the previously approved scheme BH2008/01113, which was for a four storey building in this same location of similar height and width.

The position of the building, which sits to the south of the site, results in the creation of an external courtyard performance space to the north of the new building, between it and the Link Building. An external performance and events stage is proposed as shown on the proposed site plan, adjacent to the Crocodile Walk 2000 footpath. The remainder of the area between the proposed teaching block and the Link Building will provide hard landscaping.

The existing lower car park is to be relocated adjacent to the existing sports hall with access positioned to the west of the existing netball court. Whilst the proposals will result in additional area of hardstanding, the application proposes the planting of hedging and new trees as a buffer to the school playing fields. In addition this section of the site is screened from Old Shoreham Road by a number of existing trees which are to be retained.

8.4 Landscaping:

The application is accompanied by landscape proposals (drawing L-1001) which include all hard and soft areas of landscaping associated with the scheme. Whilst the proposed car park and access road would result in the loss of green space within the park environment, the application seeks to retain all other existing areas of soft landscaping and proposes the planting of new trees to the western side of the site, to run parallel with the new car park.

8.5 Trees:

The site is protected by an area Tree Preservation Order. There is potential for conflict between the foundations of the New Digital & Creative Media Centre which has been highlighted in the Arboriculturist report.

During the lifetime of the application, additional information has been submitted to provide further detail of the proposed foundation design of the new building. The technique proposed is considered to have a lower potential for impact and would be supported subject to the submission of an approved method statement.

8.6 Impact on Amenity:

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

The properties most likely to be affected by the proposal to create a new 4no storey teaching block are those opposite the site on Chanctonbury Road and Wolstonbury Road. The proposals would retain a separation distance of approximately 21m to these neighbouring residential properties. The properties located opposite the site are orientated in an east west direction facing onto the side roads which run south from Old Shoreham Road.

The proposed new Digital and Media Centre would have a similar relationship with the dwellings opposite to the existing relationship between the main building and neighbouring occupiers. The set back of the fourth storey from the front elevation together with the respective separation distances, ensure that the development would not have a detrimental impact on neighbouring amenity by reason of overshadowing or loss of light. The separation distances of the development to neighbouring properties would prevent a significant loss of privacy to neighbouring occupiers.

As previously noted, the application incorporates a top floor set back to the Old Shoreham Road elevation which ensures that the development would not be overbearing on neighbouring properties. The overall relationship between the new building and the existing residential properties in the vicinity of the site is considered to be acceptable.

Acoustic targets for the internal spaces have been identified in the application and appear to meet the relevant targets for this type of development. Full details of soundproofing are also required. However in both of these cases, further details can be secured by the imposition of a condition.

It is likely that neighbouring residents will be affected during the construction of the proposed teaching block and therefore it is recommended that a Construction Environmental Management Plan be secured by condition to minimise disruption.

To the north of the proposed teaching block is an external courtyard which features an outdoors stage and performance area. The application submission sets out that this space will mainly be used for teaching and performance practice during normal college opening hours. It is also anticipated that this space will be used for the occasional evening and weekend performance. The courtyard space incorporates building mounted perimeter lighting, to match existing however, no fixed external lighting specifically for the use of the stage is proposed.

It is recommended that a management plan for the proposed performance area is secured by legal agreement to include all proposed uses and operating hours to ensure no harmful impact would result to neighbouring residents.

It is noted that a number of the objections received relate to parking matters. These issues are covered in the transport section below.

8.7 Sustainability:

Preliminary assessments indicate that the development would achieve a BREEM assessment score of excellent, which is in line with the minimum building standards expected for this scale of development in accordance with Policy CP8. A BREEM rating of excellent is sought by condition.

The proposals address policy CP8 and in particular energy performance standards well. Positive measures include: approximately 125m² of PV Cells to be mounted on the roof and integrated external shading system on the south facade.

The proposed design incorporates a number of passive design measures, as well as energy efficient measures, to reduce the energy demand of the building. This will offer a reduction in the overall carbon emission of the building.

8.8 Sustainable Transport:

Whilst the applicant has stated that initially student and staffing numbers would not increase as a result of the proposed development, it is considered that the formation of additional teaching accommodation of the scale proposed does provide the potential for additional student and staffing numbers in the future. The scheme has been assessed on that basis.

During the course of the application the Transport Team raised concerns in regard to the proposed vehicular access to the new car park area as the street trees in situ have the potential to restrict visibility for vehicles, cyclists and pedestrians. Through the submission of amended and additional information the applicants have demonstrated that the proposed access would not cause an increased highway safety risk.

The transport impact of the proposed development upon Special Areas of Conservation was also raised as an issue of concern during the course of the application and this is addressed below.

Overall it is considered that the transport impacts of the proposed development would be acceptable subject to the following be secured by planning conditions / Legal Agreement:

- Full details of appropriate cycle parking
- Reinstatement of the redundant vehicle crossover on Old Shoreham Road
- The submission of a Travel Plan
- The retention of the parking area shown on the approved plans
- Details of disabled parking provision
- CEMP - The need to produce a Construction Environmental Management Plan. The plan should look at ways of limiting the impact construction has on the road network.
- S106 Contribution - A S106 contribution of £60,300 which shall go towards an area wide scheme of sustainable transport improvements.

8.9 Impact upon Special Areas of Conservation:

Wealden District Council has objected to the application on the grounds that it is unproven that the traffic created by this proposal would result in air pollution

which would detrimentally affect the biodiversity and ecology at the three SACs.] which forms a material consideration in the determination of this application. This follows a High Court judgment in March 2017 in response to a challenge by WDC to the Lewes District Joint Core Strategy relating to the potential cumulative impact of air pollution resulting from increased traffic movements on the Ashdown Forest SAC.

To adequately assess the potential impacts, on the 8th of May the applicant submitted a Habitats Regulations Assessment: Shadow Screening Report (HRA) together with a Traffic Implications Review (TIR). A TIR takes into account the Annual Average Daily Traffic (AADT) generated by a proposal. If the results of the HRA screening are that the effect of a proposal in combination with other development on a Special Area of Conservation is likely to have significant effects, then appropriate assessment is required which evaluates the potential significant effects. This may lead to a need to identify mitigation measures.

The Applicant's Traffic Implications Review and Habitats Regulations Assessment: Shadow Screening Report concludes that the uplift in traffic and the resulting impact on the Ashdown Forest generated by this proposal, would not be consequential enough to warrant an assessment which takes into account the effects of the proposal in combination with other development.

Taking account of the characteristics of other European sites within a 20km radius of the application site, it is considered that there is no potential for significant in-combination effects resulting from the application proposal. Therefore no detailed HRA screening for other European sites is considered necessary.

8.10 Conclusion

The proposed development would provide 2,823 sqm of additional teaching floor space for the existing students of the college which will provide much needed specialist classrooms and will enhance the existing educational facilities of the college. The development would also provide an external performance space which will provide an additional teaching resource and an area for occasional evening and weekend events.

The proposed teaching block is considered to represent a high quality design which would have a positive impact upon the Old Shoreham Road Streetscene.

The proposed development is acceptable in transport, sustainability and ecological terms, and conditions / s106 requirements are recommended to secure:

- Cycle parking provision and travel plan measures;
- Sustainable transport infrastructure Improvements;
- Compliance with sustainability standards;
- A scheme of ecological improvements;
- An Artistic component;
- Contributions towards the Council's Local Employment Scheme.

In order to accommodate the new teaching block the proposal incorporates the relocation of the existing car park onto part of an existing playing field. As such the development would result in the loss of some circulation space around its pitches. This represents a negative impact.

Overall, it is considered that the scheme would deliver substantial benefits and the negative impacts identified do not warrant refusal in this case. Approval is therefore recommended subject to the conditions and s106 requirements set out in Section 1.

9. EQUALITIES

9.1 No implications identified.

10. Developer Contributions

10.1 Sustainable Transport: Based upon the current adopted Developer Contributions Technical Guidance and established formulae, the securing of a £60,300 contribution to sustainable transport infrastructure to be allocated towards the following:

- Dropped kerbs/ tactile paving in the local area to assist pedestrian movements and enable mobility or sight impaired students, staff and visitors to access the college; and/ or
- Updating nearby bus stops to be accessible for all including those mobility or sight impaired students, staff and visitors; and/ or
- Off-site Brighton BikeShare facilities in the vicinity of the college to enable students, staff and visitors that may not own and/or have cycle storage space to cycle to the college

10.2 Local Employment scheme: Based upon the current adopted Developer Contributions Technical Guidance, £28,230 plus a commitment to 20% local employment for the demolition and construction phases.

10.3 Public Art: An artistic element to be incorporated into the scheme to the value of £19,500.

