

## Design and Access Statement Including Planning Statement

19037 – Seaford College  
Indoor Cricket Lane

Date: 26/05/2020

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### **DESIGN AND ACCESS STATEMENT INCLUDING:**

1. The Proposal
2. Seaford College Aims
3. Seaford College Objectives
4. Context
5. Relevant policies and proposals
6. Heritage assets
7. Opportunities
8. Constraints
9. Location, Amount,
10. Design and Materials
11. Operating hours / Operation
12. Landscape Appraisal
13. Heritage Statement
14. Ecosystem Services Statement
15. Soils Management Statement
16. Arboricultural Statement
17. Sustainability statement
18. Lighting and Dark Skies
19. Noise Assessment
20. Transport and parking
21. Travel Plan
22. Air Quality Assessment
23. Flood Risk Assessment and Surface Water Drainage Strategy
24. Proposed Planting and Parkland Management
25. Conclusion
26. Drawings and supporting documents submitted

## 1. THE PROPOSAL

The proposal is for the addition of an indoor cricket lane, golf lane and two new teaching classrooms and office to the rear of the existing sports hall. The provision of the new indoor cricket and golf lanes and teaching classrooms reflects the College's continuing investment in improving its built estate in line with their 20-year estate plan, as well as on-going masterplan. It also reflects the continued success of the college and to attract new students. The provision of new sporting facilities will improve the enjoyment of the college for the staff, students and wider local community, providing first class sporting facilities, helping to attract new students to the college improving its sustainability and ability to continue providing a renowned sporting education in the community for years to come.

## 2. SEAFORD COLLEGE AIMS

### *Education*

To provide pupils and staff with an outstanding environment that is conducive to academic, social and cultural understanding, development and achievement. To inspire personal ambition and success.

### *SDNP*

- To conserve and greatly enhance the landscape and biodiversity assets of the SDNP by 2050.
- To educate people to understand and appreciate the assets of the park.
- To provide opportunities for everyone to access, enjoy, understand and value the assets of the park and thus use its resources more responsibly.
- To develop thriving communities.
- To foster successful farming, forestry, tourism and other businesses to contribute to the identity and special qualities of the SDNP.
- To enable people to experience, understand, enjoy and respect the SDNP with everyone working together to benefit the SDNP.
- To conserve lowland landscapes and heritage.
- Protect and manage habitats.
- Enhance the relationship between people and the landscape.

### *Heritage Assets*

- To conserve and protect the significance of all heritage assets.
- To provide for the enjoyment and appreciation of heritage assets.
- To sustain and enhance the significance of heritage assets.
- To have regard to the social, cultural, economic and environmental benefits and potential of heritage assets.
- For new development to make a positive contribution to the local character and distinctiveness of heritage assets.
- To secure appropriate and sustainable uses for all heritage assets.

### *Community*

To maximise public benefits including:

- The supply of water to local residents.
- Improvements to the heritage assets.
- Maintaining and improving all public rights of way within the site.
- Encourage and facilitate wider community use of Seaford College and its grounds.
- To maintain Seaford as somewhere accessible to the public and local groups.



## **Environmental**

To have minimal impact on the environment, including noise, traffic, air pollution, light and other pollution, and to minimise the use of natural resources.

### **3. SEAFORD COLLEGE OBJECTIVES**

- To facilitate and support the academic, social, cultural and cross curricular educational requirements of Seaford College.
- To provide a safe and secure environment for pupils, staff and visitors.
- To improve the academic facilities.
- To improve and expand the sports, social and cultural facilities.
- To improve the boarding facilities.
- To improve/maintain the architectural and aesthetic quality and condition of existing buildings and other infrastructure.
- To replace/upgrade existing buildings which do not make a positive contribution to the character and appearance of Seaford College.
- To actively manage and improve the open parkland and woodland.
- To maximise the use of the buildings and grounds in a sustainable manner.
- To open up the college grounds, buildings and activities to the local community and others.
- To concentrate new College buildings (other than sports facilities) on the south side of The Drive, outside the listed parkland.

The above aims and objectives are in recognition that Seaford College is a long-established school which needs to meet the needs and aspirations of its pupils and staff. At the same time the school is located within SDNP and includes Grade II\* and Grade II listed buildings, grade II parkland, SSSI and ancient woodland, which need to be maintained and conserved.

### **4. CONTEXT**

Seaford College has occupied the site for more than 60 years and is now long established in the area. It provides full time education both on a day and boarding basis. It also opens up its facilities to local community groups and individuals. As such, it has a major role to play in serving the local community and in providing a sustainable and viable use for the listed buildings and parkland it occupies.

Seaford College is located within the heart of South Downs National Park and forms an important and intrinsic part of the National Park. The estate extends to some 450 acres and includes a wealth of heritage, landscape and ecological assets. The College and its grounds attract and are visited by thousands of people each year and its use and maintenance involve the employment of in excess of 13 Full and part time staff. Of these 10 staff are solely dedicated to the maintenance of the buildings and the landscape. By having on-site maintenance staff, it ensures that they have intimate knowledge of the College, its needs, constraints and opportunities.

Seaford College is developing a 20-year estate plan, which has been shared with Chichester District Council and South Downs National Park Authority (SDNPA) over the past 8 years. The current updated draft masterplan has been included in the draft Estate Plan that has been submitted to the SDNPA. The Estate Plan includes an overview of the estate and asset audit as well as outlining a 20-year strategic action plan and contains a master plan for future development proposals. The aim is to sustain, improve and enhance the College's built estate through an on-going master plan to up-grade existing facilities and meet the educational, social, sporting and recreational needs of its pupils, staff and the local community in a manner that protects and enhances the sensitive setting of Seaford College. This Estate Plan has been informed by reports prepared by specialists involved in Heritage assets, ecology, landscape and woodland.

The College has made significant advances in implementing to address the previous ad-hoc basis upon which it has developed over the past 50 years. The first phase of the master plan has largely been completed and includes:

- The replacement boarding blocks and the demolition of the existing boarding block (work completed).



- The repair of the wall enclosing the walled garden (works complete).
- The demolition of existing housing and the construction of 19 new houses (work completed).
- The demolition of the staff accommodation block located adjacent to the church (work completed).
- The return to open parkland of the site previously occupied by a boarding block, gym and works facilities (works completed).
- The restoration of the existing sports centre and construction of an indoor sports centre and gym (works completed).
- The restoration of various walks and paths including the Bishops Walk (works ongoing).
- The improvement and cladding of the large utility barn to accommodate the works unit (works completed).
- The restoration of the redundant shallow lean-to building attached to the north wall of the walled garden and its use for additional office space (works completed).
- The provision of play equipment within Springfield for younger children (outside the listed parkland (works complete).
- The provision of temporary classrooms and a temporary cover over the existing swimming pool, whilst more permanent schemes are planned and provided (works completed).
- Temporary classroom provision to enable rationalization of existing classroom provision and access (work completed).
- Improved reception facilities in Lavington House (works complete).
- Extension of the pavilion changing
- Refurbishment of the old Assembly Hall as an English Block with Learning Resource Centre (works completed).
- Refurbishment of the Hollington Centre as a Sixth Form and Year 11 Social and Study Centre (works completed).
- An extensive repairs programme, which is a continuing project.

The proposal intends to be a minor intervention which will sit at the same level as the existing Sports Hall, and partially obscured by the existing sloping ground. It aims to be an integral part of the Johnson Centre, enhancing the College's sporting offer, and as a result it will mimic its dark grey metal cladding appearance.

The proposed design, massing and layout consider the key views from the campus and thus the indoor cricket lane has been positioned in such a manner as to not impact adversely on these key vantage points. The new fire escape steps will be provided to avoid changes to the existing fire strategy and maintain connectivity to the Art Block located south of the application site.

The proposal does not affect any hedgerows, trees or woodland. The existing sports hall and Johnson building are located in the South East corner of the Springfield which is a field situated to the South West of the registered parkland and outside of its demise. The Springfield falls away from the foot of the Downs and its north facing forested chalk scarp.

The proposed minimal extension will enable the College to compete with similar establishments across the region and provide up-to-date facilities for inter College and regional sporting events, and to continue to offer students high quality facilities for their education. For example, Christs Hospital, Hurstpierpoint, Lancing College and Brighton College have all increased their sporting facilities due to increased demand.

## 5. PLANNING POLICIES AND PROPOSALS

### *The National Planning Policy Framework 2019*

The overall planning policies of relevance to this application have been set out in the National Planning Policy Framework (the Framework).

The NPPF seeks to achieve sustainable development, which has three objectives, namely:

- Economic;
- Social; and
- Environmental



The Framework introduces a presumption in favour of sustainable development. Where a development accords with an up-to-date Local Plan it should be approved. Local Planning Authorities should positively seek opportunities to meet the development needs of their area, whilst protecting the natural and built environment.

The Core principles of the Framework are to adopt a pro-active approach and in relation to the rural economy decisions should enable:

- a) the sustainable growth and the expansion of **all** types of business in rural areas through well-designed new buildings;
- b) the development and diversification of land based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside.

This positive approach to rural businesses is to promote a strong rural economy. As stated in the Framework significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The Framework states that within National Parks great weight should be given to conserving their landscape and scenic beauty. This is because they have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are also important considerations in National Parks and should be given great weight.

Section 16 of the Framework states that when considering the impact of a development on the significance of a designated heritage asset (including its setting) great weight should be given to its conservation. Any harm requires clear and convincing justification. Where a proposal would lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal. (Further advice is given in the National Planning Practice Guidance (PPG).

Regarding meeting the needs of everyone the Framework states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

In relation to design the Framework states that new development should function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential of the site and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation.

The proposed scheme has been designed specifically to comply with all of the above and accords very closely with the Framework for the reasons set out in this Design and Access statement.

### ***South Downs National Park Management Plan (Management Plan)***

The duties of SDNP include:

- To take into consideration that the National Park is a protected landscape under Section 62 of the Environment Act.
- To seek to foster the economic and social well-being of the local communities within the National Park.

The SDNP Vision for 2050 is:

- The iconic lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational places where people work, live, farm and relax, are adapting well to climate change and other pressures.
- People will understand, value and look after the vital natural services that the National Park provides.
- Opportunities will exist for everyone to discover, enjoy, understand and value the national park and its special qualities.
- Its special qualities will underpin the economic and social well-being of local communities in and around it.
- Successful farming, forestry, tourism and other business activities within the National Park will actively contribute to and derive economic benefit from its unique identity and special qualities.



## SDNP Objectives

- To conserve the landscape and biodiversity assets of the SDNP.
- Educate people to understand and appreciate the assets of the park.
- Provide opportunities for everyone to access, enjoy, understand and value the assets of the park and thus use its resources more responsibly.
- To develop thriving communities.
- To foster successful farming, forestry, tourism and other businesses to contribute to the identity and special qualities of the SDNP.
- To enable people to experience, understand, enjoy and respect the SDNP with everyone working together to benefit the SDNP.

Section 2 of the Management Plan includes policies which seek to enhance the SDNP and experiences within it. With this in mind various policies contain in it seek to:

- Improve and maintain rights of way.
- Enhance health and wellbeing of residents and visitors by encouraging and supporting and developing the use of the National park as a place for healthy outdoor activity and relaxation.
- Sustainable transport options.
- Promote and support visitor destinations.
- Develop high quality learning experiences.
- Maintain and improve access to a range of community facilities.
- High quality learning experiences, particularly in the outdoors, and resource materials that link to the special qualities of the National Park.

### ***South Downs Local Plan 2019 (Local Plan)***

- The proposal is affected by a large number of policies contained in the Local Plan and so reference to them is brief. How the proposal fully complies with all of these policies as set out in the Design and Access Statement as a whole.
- Policy SD1 supports sustainable development within the National Park.
- Policy SD2 supports proposals which have a positive impact on the ability of the natural environment to contribute goods and services.
- Policy 4 seeks to conserve and enhance the landscape character.
- Policies SD5 & SD6 deal with landscape character and design. They require new development to be designed to a high standard and to preserve or enhance the landscape quality of the SDNP.
- Policy 7 seeks to conserve and enhance relative tranquility.
- Policy 8 seeks to conserve and enhance the intrinsic quality of dark night skies.
- Policy 9 seeks to conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks.
- Policies 11, 39 and 40 seek to preserve and enhance trees, hedgerows and woodlands.
- Policies 12 and 13 seeks to protect the significance of heritage assets.
- Policies 19 and 22 relate to transport, accessibility and parking provision.
- Policy 23 supports the provision of visitor attractions.
- Policy 25 relates to development strategies and the preparation of Estate Plans for larger rural sites.



- Policy SD40 supports the diversification of forestry.
- Policies 42, 45, 48 and 51 support the use of environmentally friendly /renewable friendly infrastructure.
- Policy 43 supports the provision and retention of community facilities.
- Policy 46 supports the provision and protection of sport and recreational facilities.
- Policy SD54 seeks to minimise air and other pollution.

***Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act)***

- Section 72 of the LBCA Act requires that when assessing proposals for new development within a conservation area, special attention shall be paid to the desirability of preserving or enhancing its character or appearance. Section 66 of the LBCA Act requires special attention to be paid towards the desirability of preserving or enhancing listed buildings or their settings.

***Seaford College Conservation Policies***

- Policy 1  
To develop a better understanding of the history and significance of the terraces and walled garden, and to take account of this in future development and management of the site.
- Policy 2  
To maintain the present overall management of the park grassland.
- Policy 3  
To prepare a long-term strategy for parkland trees balancing the school's requirements against the need to maintain and enhance the historic character of the park, and to maintain and enhance site biodiversity.
- Policy 4  
To maintain and enhance the east entrance to the park
- Policy 5  
To prevent further deterioration of archaeologically significant earthworks within the park.
- Policy 6  
To improve the vegetation management of the terraces and walled garden.
- Policy 7  
To continue to improve repair and maintain the garden walls.
- Policy 8  
To maintain the character of the landscape and the setting of listed buildings east of the walled garden.
- Policy 9  
To improve the setting of the buildings of historic interest north of the walled garden.
- Policy 10  
To minimise the impact of the building's west of the walled garden on the park and garden landscapes and to improve open spaces within the blocks of buildings.
- Policy 11  
To place new buildings within the existing developed areas on the basis of thorough landscape analysis.



## 6. HERITAGE ASSETS

Reports, Plans and maps which explain the nature and importance of all assets within Seaford College and ways to protect, preserve and enhance them are attached to and form an integral part of the Seaford College Estate Plan. The reports include detailed descriptions, analysis and needs relating to all heritage assets, Landscape assets and Ecology.

Although the proposed site is located outside of the registered parklands perimeter, Seaford College's heritage assets and setting have still been taken into consideration for the proposal.

### **Listed Buildings**

Listed building location plans and listed descriptions are attached to this Estate Plan at Appendix 2. The listed buildings/structures include:

- The Mansion - Grade II\*  
The east and central parts comprise the original Elizabethan House, which was considerably extended in 1903. The building is constructed from white brick with stone detailing and a slate roof.
- Garden Balustrade and gate piers to the north of The Mansion – Grade II.  
Constructed in the early 1900's. White brick base and Roman cement balusters about three feet high and topped with coping stones and square pillars with ball caps.
- Gate Piers and flanking walls at the entrance to Lavington Park – Grade II.  
Designed in 1903. They are of a chequered design and are constructed from stone and flint with ball caps, to reflect the identity of the Black and White whisky company.
- The East Lodges and gateway of Lavington Park – Grade II.  
Designed in 1903 but in C18 style. They are single storey, are faced with Roman cement and frame the entrance to the parkland.
- The Parish Church of St Peter – Grade II\*  
Originally built in C13 and largely restored in 1870 and 1937.
- The former stables of Lavington Park – Grade II.  
The stables which are constructed around an enclosed courtyard were built in the late C18 from flint and brick, with elaborate stone archways and a plain clay tiled roof.
- West Lodge and Entrance gates – Grade II.  
Built in 1903 in C18 style. The design and detailing match the East Gate lodges and entrance gates.

### **Listed parkland – Registered 1984**

Lavington Park is listed Grade II.

Lavington Park includes the listed buildings referred to above, along with some 55 acres of open parkland on the north side of The Drive. The formal gardens and parkland were laid out in the late C18 and early C19 and were further altered in the C20.

The formal gardens around the Mansion rise to the south and are framed by the woodland immediately to the south of the gardens. The northern edge of this woodland falls within the listed parkland and includes The Bishops Walk. This is a woodland walk that was all but lost until six years ago. The walk has now been cleared of self-seeded trees, brambles, etc, replanted and restored.

To the west the formal gardens are enclosed by the western wall of the walled garden and to the southeast by St Peter's church and the residential properties beyond.





The main parkland is bordered to the south by The Drive, the west by a recent housing development and the Barlavington Estate and to the north by Westerlands Stud.

The southern section of the open parkland is used for college sports fields, courts, astro-pitch, tracks and associated structures and a parking area.

At the northern edge of the parkland is a four-acre strip of land which is maintained for wildlife, including a slow worm habitat. This area is only mowed once a year and the field margins are maintained and hand weeded to maintain a balanced ecological environment. There are also several other areas of grassland both within the parkland and to the southwest of the parkland that are used for annual hay crops and otherwise left natural with little intervention.

Lavington Park is included in the 2016 list of heritage at risk register prepared by Historic England. It states that whilst currently stable the parkland has high vulnerability and has extensive significant problems. Also, that the main area of parkland has no conservation management commitment. This is being addressed by the current Headmaster, college Governors and staff. In particular, a parkland assessment was commissioned and undertaken by Wood Environmental Solutions UK Ltd in 2018 and all proposal are assessed against the policies and recommendations set out in that report.

## **ASSESSMENT**

### **7. THE OPPORTUNITIES**

- To encourage people to understand, value and look after the vital natural services that the National Park provides.
- Provide opportunities for students, local groups and individuals, visitors and residents to enjoy, understand and value the national park, Seaford College and their special qualities.
- To provide opportunities for the playing of sports, which benefits the health, wellbeing and communications skills of those who use the college facilities.
- To help enable the college to actively contribute to and derive economic benefit from its unique identity and special qualities.
- To help conserve the landscape and biodiversity assets of Seaford College and the SDNP.
- Provide opportunities for pupils and the local community to access, enjoy, understand and value the assets of Seaford College and the national park and thus use its resources more responsibly.
- To help develop thriving communities.
- To help develop a successful business's that contributes to the identity and special qualities of the SDNP.
- To enable people to experience, understand, enjoy and respect Seaford College and the SDNP.
- To preserve and enhance the landscape, habitat connectivity and flood risk management;
- Support the active management of pests and diseases that impact on trees.

### **8. THE CONSTRAINTS**

- To ensure the proposal does not have an adverse impact on the significance of any heritage assets or the landscape and scenic value of the SDNP.
- Health and safety issues for the college.

The proposal reflects these constraints and opportunities, in addition to those demonstrated elsewhere in this Design and Access Statement and the accompanying Ecosystems Services Statement.

### **9. LOCATION AND AMOUNT**

The proposals incorporate a linear extension to the existing sports hall to include a new indoor cricket lane and golf lane, with two classrooms and an office above, requiring amended escape routes. The proposed extension requires alterations to the existing elevation of the sports hall and a new retaining wall to the existing earth bank. The new state of the art sports facilities



aim to continue the colleges evolution providing professional grade sports facilities for students and staff to enjoy in years to come.

This location has been chosen for the Indoor cricket lane for the following reasons:

- The cricket lane is an inconspicuous extension of the existing sports hall and has minimal impact on the surrounding area.
- The extension cannot be seen from the North.
- The extension is partially screened by the rising site topography when viewed from the South. The ancient woodland prohibits views of the extension from the South Downs.
- The extension does not impact on the setting of heritage assets and does not diminish the quality of the park.

## 10. DESIGN AND MATERIALS

The nature of the proposed facilities dictates the size and form of the building, with the cricket and the golf lanes dimensions complying to sport England guidance. The extension is located in an inconspicuous location and is laid out in a way to minimise the impact on the existing sports hall, Johnson Centre and surrounding buildings and landscape. Materials are chosen to match those of the existing sports hall, with a composite profiled roof cladding and trapezoidal metal sheet cladding to walls.

The proposed materials will have little to no visual impact on the natural beauty of the surrounding parkland, as it is a concealed, minimal extension of the existing sports hall. Existing earth banking is to be retained where possible and supported with new reinforced concrete retaining walls, all existing car parking is to be retained. Access to the facilities is via the existing sports hall with an additional emergency escape /access to the adjacent pathway and access road. All existing access roads and pathways are to be retained.

## 11. COMMUNITY USE

Existing sports facilities are open for local community groups and individuals to book when not in use by the college. The College has a major role in serving the local community groups and in providing sustainable and viable use for the buildings and parkland it occupies. Due to the high demand of existing sports facilities, new cricket and golf facilities will be made available to the community for out of hours use.

## 12. LANDSCAPE APPRAISAL

Seaford College lies within the South Downs National Park on the northern side of Woolavington Down, a heavily wooded scarp of the South Downs.

The College's demise of 450 acres is extensive stretching from the north east entrance gates south-westwards to the foot of Woolavington Down and westwards narrowing to a landscape strip including a track that links to the edge of the hamlet of Graffham. The boundary of the grade II\* registered historic park of Lavington Park includes the eastern end of the estate westwards to the edge of the recently built houses at East Lavington and southwards along the edge of the walled kitchen garden to the southern boundary of the estate.

The Drive provides the principle means of vehicular access, gently rising up from the entrance gateway and gatehouses on the north east boundary of the park towards a grassed knoll on which Lavington House sits. The edge of the knoll is marked by a retaining wall and garden balustrade with gate piers at its eastern end. Here the Drive forks; one drive leads up to the north side of the House and the other leads around the garden wall westwards past the Hollington Centre and former Assembly Hall and onwards to the former stable block and other college buildings and finally to the western end of the estate at Graffham.



The site is currently situated to the rear of the existing sports hall adjacent to the Springfield. It has an access staircase and sloping embankment which leads to a sunken ground level entrance. No trees, hedgerows or woodland will be affected by the proposal.

The proposal will be a minor intervention which will sit at the same level as the existing sports hall and be partially concealed by the existing sloping ground. It aims to be an integral part of the Johnson Centre and enhance the College's sporting offer. The proposal has also been carefully considered in design, mass and layout and positioned on a site which will have no impact on key vantage points or views.

The new indoor cricket lane will not impact on existing habitats or disturb linkages between ecological networks across sites. A full ecological report is included and should be read in conjunction with the application.

**Views of the site:**

Key views of the site are looking South towards the front façade of the sports hall with the Woodlands behind. There are also key short to medium views which highlight the approach to the site looking East and South. The most important short-range views are at the rear of the sports hall, with views across from the East to the West and looking North towards the back façade of the sports hall.



Google image taken prior performing arts centre development.

Key Plan: Short Views:



**View 1:** Looking South towards the front façade of the sports hall with the sloped woodland behind.



**View 2:** Looking at the proposed site location from East to West and from West to East.



**View 3:** Looking North toward the back of the existing sports hall.



**View 4:** Looking North East towards the rear of the existing sports hall.



**View 5:** Approach from North towards site.



**View 6:** Rear of Sports Hall looking East.

### 13. HERITAGE STATEMENT

In line with the College's aims, the proposed indoor cricket lane seeks to preserve the significance of the College's heritage assets, the setting of its Listed Building and Listed Parkland. The proposal is situated outside the registered parkland.

The proposed indoor cricket lane is located adjacent to the Springfield and is not in close proximity to any listed buildings.

The site is located close to ancient woodland. However, the proposal will have no adverse impact on this woodland or key views to it, as the proposal will be sunken into the ground and will follow the perimeter of the existing sports hall.

#### **14. ECOSYSTEM SERVICES STATEMENT**

Ecosystem services benefits have been incorporated into the proposals and are further explained within the attached Environmental Impact Assessment which should be read in conjunction with this report.

#### **15. SOILS MANAGEMENT STATEMENT**

The proposal is a minor development which only effects soil that has already been excavated so will have no adverse impact on any existing un-disturbed top or sub-soil. Soil will be managed and retained on site to landscape proposals where possible, with little to no need to remove soil from the estate.

#### **16. ARBORICULTURAL STATEMENT**

The proposal does not affect any trees, hedgerows or woodland.

#### **17. SUSTAINABILITY STATEMENT**

Seaford college is committed to the promotion of sustainable development and all projects are designed in line with SDNP criteria in order to minimise their effect on the environment.

The proposal is a minimal extension of the existing sports hall and will employ environmentally friendly and renewable infrastructure. The materials will be in keeping with the existing sports hall and will have no visual impact on the surrounding beauty and function of the landscape.

The proposal is for a limited number of students to use at any one time and therefore requires minimum mechanical ventilation and heating. The building will be well insulated and utilise low energy lighting, existing materials will be re used where possible within construction.

#### **18. LIGHTING ASSESSMENT/DARK SKIES**

External bulkhead/security lighting is proposed for the fire escape route. LED lights will be used to reduce start up time and ensure efficient usage.

The lighting will conform with the SDNPA Dark Skies Technical Advice Note 2018. The lighting will be confined to the escape routes and will limit the spill beyond the required lit areas, reducing the levels of light pollution.

Lighting will be designed in accordance with ILP Guidance note 08 – Bats and Artificial Lighting and any external luminaires should use a warm white light (ideally <2700 kelvins) with a peak wavelength higher than 550nm. All lighting should be angled down and away from the adjacent woodland.

#### **19. NOISE ASSESSMENT**

The proposal will have no adverse impact on noise levels. The proposed indoor cricket lane is an extension of an existing sports hall where sporting activities already occur and are limited to specific times of day.

#### **20. TRANSPORT ASSESSMENT/PARKING**

As a consequence of the piecemeal development over the years, the College has expanded in an ad-hoc and often insensitive manner, which has eroded the campus legibility and had a negative impact on the setting of the listed buildings and the surrounding parkland. It compromised pedestrian and vehicular movement, the quality of the external spaces and the links between related accommodation types.

The level of new investment needed for modernisation and to meet the educational and welfare needs of future students has presented a unique opportunity for the College to rationalise and improve the range and location of the various facilities and to improve vehicular and pedestrian segregation.



Access to the Johnson Centre and existing sports hall is provided by the existing Norwood Lane South to its east and a gravel track to its west which dissects the field and was installed to provide a safe alternative access for the construction of the sports hall. There will be no requirement for additional parking.

## 21. TRAVEL PLAN

Seaford College has a Travel Plan which is routinely updated. It was last updated in 2019. Over the past 8 years travel by car has been dramatically reduced by increasing the number of coaches used for day students, increasing the number of mini-buses and by allowing local schools to use college mini-buses.

A copy of the Travel plan has been submitted in support of this application. It should be read in conjunction with this statement.

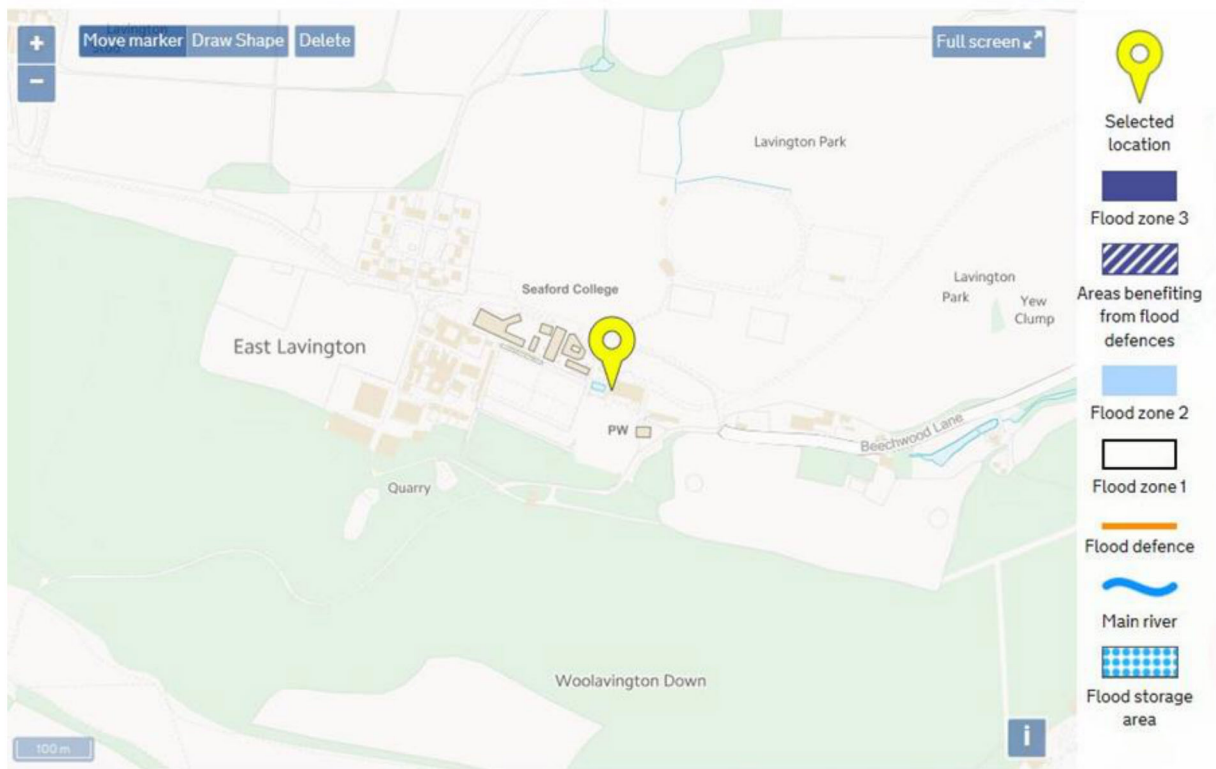
The proposal will have no impact on the Travel plan and its objectives.

## 22. AIR QUALITY ASSESSMENT

The proposed indoor cricket lane will have no adverse impact on air pollution.

## 23. FLOOD RISK ASSESSMENT AND SURFACE WATER STRATEGY

The site is not located in an area at risk of flooding. The proposed indoor cricket lane will utilise an extended drainage system from the existing sports hall.



## 24. PLANTING AND PARKLAND MANAGEMENT

The parkland management is undertaken by College staff. In the past some of the tree planting has not reflected the original planting of the parkland. As part of the Estate Plan all new tree and other planting will adhere to the advice set out in the appraisal prepared by Woods Environmental Solutions UK Ltd.



This entails using traditional tree species that were planted within the original parkland and planting trees in locations and patterns in which they were originally planted. In addition, the grassland will be subject to specific maintenance regimes.

The proposed indoor cricket and golf lane is located outside of the listed parkland and has no impact upon the landscape character or setting of the parkland.

## 25. CONCLUSION

The proposal is consistent with the National Planning Policy Framework and the South Downs National Park Management Plan (Management Plan).

The provision of the cricket/golf lane will enable the College to sustain the success it has gained in recent years and provide opportunities for everyone to access, enjoy, understand and value the assets of the park and thus use its resources more responsibly.

The location, layout and setting of the indoor cricket lane is amongst existing College sports facilities including the sports hall, Johnson Centre and parking. The site optimises an obscured linear strip of underutilised land which is currently a ditch and sloping embankment. Therefore the design of the proposal will enhance the existing landscape and through setting the cricket/golf lane into the slope of the land provide natural screening.

The design of the proposal enhances the existing landscape through being set into the slope of the land, and through choice of materiality, which will match the materials used within the existing sports hall construction. The proposal will infill a neglected strip of underutilised land and positively contribute to the landscape of the estate and allowing students, staff and the wider community to enjoy the new facilities.

## 26. DRAWINGS and SUPPORTING DOCUMENTS SUBMITTED

- Design and Access Statement, including Planning Statement
- CIL Statement

### Proposed Indoor Cricket Lane

- 19037-HNW-XX-XX-DR-A-1100 SITE LOCATION PLAN 1:1250
- 19037-HNW-XX-XX-DR-A-1101 SITE BLOCK PLAN 1:500
- 19037-HNW-XX-XX-DR-A-1102 EXISTING SITE TOPOGRAPHY 1:200
- 19037-HNW-XX-00-DR-A-1200 EXISTING GROUND FLOOR PLAN 1:100
- 19037-HNW-XX-ZZ-DR-A-1300 EXISTING ELEVATIONS 1:100
- 19037-HNW-XX-ZZ-DR-A-1350 EXISTING SECTIONS 1:100
- 19037-HNW-XX-00-DR-A-2200 PROPOSED GROUND FLOOR PLAN 1:100
- 19037-HNW-XX-00-DR-A-2201 PROPOSED FIRST FLOOR PLAN 1:100
- 19037-HNW-XX-00-DR-A-2202 PROPOSED ROOF PLAN 1:100
- 19037-HNW-XX-ZZ-DR-A-2300 PROPOSED ELEVATIONS 1:100
- 19037-HNW-XX-ZZ-DR-A-2350 PROPOSED SECTIONS 1:100

### **Supporting Information Submitted for Planning Approval**

- Environmental impact Assessment
- Landscape and visual impact Assessment

