



Working in Partnership



Tim Stephens
61 North Street
Chichester
PO19 1NB

Our Ref: SDNP/21/01782/FUL
Contact Jenna Shore
Officer:
Tel. No.: 01243 534734

11th November 2021

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Applicant Name: Mr Greg Burt
Proposal: New three-room classroom block which will replace the existing temporary portacabin classrooms.

Site Address: Seaford College , The Drive, East Lavington, GU28 0NB

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). If you have any questions, please contact CIL@southdowns.gov.uk or tel: 01730 814810.***

Yours faithfully

TIM SLANEY
Director of Planning
South Downs National Park Authority

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Applicant Name: Mr Greg Burt

Proposal: New three-room classroom block which will replace the existing temporary portacabin classrooms.

Site Address: Seaford College , The Drive, East Lavington, GU28 0NB

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 26th April 2021.

This permission is subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development.

4. Prior to the commencement of the development hereby permitted details of the protection of the trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. The detail shall include (but not limited to) a plan outlining the RPA of trees, the siting of protective measures, details of protective measures to be used and the siting of stored materials and plant prior and during construction. The measures of protection should be in accordance with BS5837:2012 and shall be retained until the completion of the development and no vehicles, spoil, plant or materials shall be driven or placed within the Root Protection zones.

Reason: In the interests of the amenity and the landscape character of the area and the protection of wildlife habitats.

5. The roof lights hereby approved shall be fitted with electronically timed blackout blinds in accordance with sections 6.3 and 9 of the SDNPA's Dark Skies Technical Advice Note (May 2021) and shall be maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the impact up the Dark Night Sky Reserve, of which the property is located in.

6. Prior to first occupation of the development hereby permitted, details of external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark night Skies.

7. Prior to the commencement of works hereby permitted a method statement shall be submitted to the local planning authority which outlines the proposed removal and deposition of spoil, along with location for deposition and likely time frames for its removal. The method statement shall also provide a plan indicating any temporary store of spoil on site and the proximity of this to known wildlife habitats and Listed Buildings. Once agreed the method statement shall be implemented in full.

Reason: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006.

8. Prior to the excavation of land to accommodate the classroom block hereby approved a detailed method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement should outline the methods proposed to safeguard the westerly flint boundary wall prior, during and after works taking place. Once agreed the safeguarding measures shall be implemented prior to excavation works commencing on site and remain until works are complete or in perpetuity depending on the nature of safeguarding/intervention.

This permission does not allow for works to the westerly boundary wall by way of dismantling, rebuilding or intervention that would require planning permission. Any works to the wall may require a separate application for Planning Permission.

Reason: In order to safeguard the fabric, integrity and appearance of the westerly flint boundary wall

9. Before the development hereby permitted is brought into use the following habitat enhancements shall be installed/erected within the site:

- a) A bat box shall be installed on a building on site facing south/south westerly positioned 3-5m above ground.
- b) In addition a bird box shall be installed on a building and/or tree within the school grounds

Once installed the habitat enhancements shall thereafter be left in perpetuity. Appropriate designs can be found in the publication "Designing for Biodiversity: A technical guide for new and existing buildings".

Reason: In order not to disturb nor deter the nesting of birds in accordance with the Wildlife and Countryside Act 1981.

10. No mechanised ventilation or extraction systems shall be installed within the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard neighbouring amenity and the relative tranquillity of the historic environment.

11. The development hereby permitted shall be used for purposes in association with Seaford College only and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard neighbouring amenity and the relative tranquillity of the historic environment.

12. The development hereby permitted shall be undertaken in accordance with the Ecosystem Services Statement submitted 26th March 2021 those features indicated within the statement to be installed on the site shall be erected/installed prior to the occupation of the development hereby permitted and retained thereafter.

Reason: To ensure that the proposal manages natural resources sustainably for the future, in accordance with Policy SD2 of the South Downs Local Plan.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

1. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

2. Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981 (as amended) and in particular to Sections 1 and 9. These make it an offence to:
 - kill or injure any wild bird,
 - damage or destroy the nest of any wild bird (when the nest is being built or is in use),
 - damage or destroy any place which certain wild animals use for shelter (including all bats and certain moths)
 - disturb certain wild animals occupying a place for shelter (again, all bats and certain moths).

The onus is therefore on you to ascertain whether such birds, animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. You are advised to contact Natural England for further information (tel: 0845 601 4523).

3. It is considered that the proposal does not raise any crime and disorder implications.

4. This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

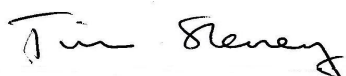
5. Due regard has been taken of the Local Planning Authority's equality duty as contained within the Equality Act 2010.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN	P100	B	29.03.2021	Approved
Plans - PROPOSED SITE LAYOUT PLAN	P101	B	29.03.2021	Approved
Plans - EXISTING ELEVATIONS & BLOCK PLAN	P102	A	29.03.2021	Approved
Plans - ELEVATIONS AND FLOOR PLANS AS EXISTING	P102	B	04.05.2021	Approved
Plans - Proposed Site Plan, Floor Plan and Roof Plan	P200	D	23.09.2021	Approved
Plans - Proposed Elevations	P201	E	23.09.2021	Approved

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



TIM SLANEY
Director of Planning
South Downs National Park Authority
11th November 2021



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NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.