

## Delegated Decision

### Sign off Sheet

<b>Ref. No:</b>	DM/25/1267	<b>Case Officer:</b>	Hamish Evans
<b>Application Type:</b>	Full County Consent Regulation 3		
<b>Proposal:</b>	Removal of 1st floor water tank room and installation of a new flat roof.		
<b>Site:</b>	Southway Junior School, Southway, Burgess Hill, West Sussex, RH15 9SU, , ,		
<b>Validation Date</b>	13 May 2025	<b>Overall Expiry Date:</b>	
<b>Pre-Commencement Conditions Required:</b>		<b>Pre-Com Conditions Date Agreed:</b>	
<b>Recommendation:</b>	No Objection	<b>Recommendation Date:</b>	2 Jul 2025
<b>Target Date:</b>	8 Jul 2025	<b>Recommending Officer Signature:</b>	Hamish Evans

<b>Date Legal Agreement Completed: (if applicable)</b>		<b>No of Representations:</b>	0
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<b>Signed and Agreed By:</b>	Stephen Ashdown	<b>Date:</b>	2 Jul 2025
<b>Comments:</b>			

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/1267**

**Southway Junior School, Southway, Burgess Hill, West Sussex, RH15 9SU, ,  
Removal of 1st floor water tank room and installation of a new flat roof.  
Assistant Director Property & Asset**

### **SUMMARY OF REPRESENTATIONS**

None received.

### **SUMMARY OF CONSULTEES**

None received.

### **TOWN COUNCIL OBSERVATIONS**

#### **Burgess Hill Town Council**

No comment.

### **INTRODUCTION**

The application is a Regulation 3 application by West Sussex County Council for the removal of a 1st floor water tank room and the installation of a new flat roof at Southway Junior School Southway Burgess Hill RH15 9SU.

### **RELEVANT PLANNING HISTORY**

None relevant.

### **SITE AND SURROUNDINGS**

The application site is located within the Burgess Hill built up area boundary. It consists of a primary school which is a significant two-storey building, characterised by bare brown brick and white composite clad doors, grey felt roofing and white uPVC window and door frames. The surrounding area is predominantly residential in its nature.

### **APPLICATION DETAILS**

The application is a Regulation 3 application by West Sussex County Council for the removal of a 1st floor water tank room and the installation of a new flat roof at Southway Junior School Southway Burgess Hill RH15 9SU.

The proposed tank room is at first-floor level and would be removed and replaced with a flat roof similar in appearance to the existing flat roof. The submitted documents state that the proposed works are due to the dilapidated/unsafe nature of the structure and that it potentially includes asbestos.

### **LEGAL FRAMEWORK AND LIST OF POLICIES**

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point, the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Burgess Hill Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

### **Mid Sussex District Plan**

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP25: Community Facilities and Local Services

Policy DP26: Character and Design

### **Site Allocations DPD**

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

### **Burgess Hill Neighbourhood Plan**

The Burgess Hill Neighbourhood Plan was made in March 2015.

There are no relevant policies.

### **Other Material Considerations**

#### *Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)*

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the policies in the draft District Plan. As such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1: Character and Design

DPI6: Community and Cultural Facilities and Local Services

#### *Mid Sussex Design Guide Supplementary Planning Document (SPD)*

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

#### *National Planning Policy Framework (NPPF) (December 2024)*

## **ASSESSMENT**

### **Principle of development**

Policy DP25 of the Mid Sussex District Plan refers to such community facilities and local services, which Education Facilities are included in. It states:

*'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.'*

*Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:*

- *that the use is no longer viable; or*
- *that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or*
- *that a replacement facility will be provided in the locality.*

*The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document.*

*Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.'*

A supporting statement was submitted with the application which sets out the following justification:

*'The works are required to avoid the risk of ACM deterioration. The tank tower has been redundant for many years and contains a large amount of ACM. The condition of the tower is deteriorating raising the risk of ACM deterioration.'*

The existing facility would not be lost due to the proposed works and the above justification is considered to be reasonable. The proposal would improve the facility as it would remove structure that is potentially dangerous.

Taking into account the above, it is considered that the proposal would be an improvement to the existing community facility and would comply with the above-mentioned part of Policy DP25 of the Mid Sussex District Plan.

### **Design and visual impact on the character of the area**

Policy DP26 of the Mid Sussex District Plan states:

*'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*

- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The existing tank room is of no architectural merit and it would be replaced with a flat roof that is similar in appearance and design to the existing roofing at the facility.

Overall, it is considered that the proposal would address the character and scale of the surrounding buildings and landscape and would comply with Policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

### **Impact on neighbouring amenity**

Policy DP26 in part states that development:

*'All applicants will be required to demonstrate that development:*

- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29)'*

Due to the distances from neighbouring dwellings the proposal is not considered to cause significant harm to neighbouring amenities in accordance with the above-mentioned part of policy DP26 of the Mid Sussex District Plan.

### **CONCLUSION**

In conclusion, the proposal would improve the existing educational facility, it would address the character and scale of the surrounding buildings and landscape and it is not considered to have a significant impact on the amenities of neighbouring properties. Therefore, the proposal would comply with Policies DP25 and DP26 of the Mid Sussex District Plan, the Burgess Hill Neighbourhood Plan, the Mid Sussex Design Guide and with the relevant provisions of the NPPF. As such, no objection is raised.

Decision: No Objection

Case Officer: Hamish Evans