

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0124	Case Officer:	Deborah Lynn
Application Type:	Full County Consent Regulation 3		
Proposal:	Demolition of the existing modular classroom building and the erection of a single storey side and rear extension with associated works.		
Site:	St Augustines C Of E Primary School, Vicarage Lane, Scaynes Hill, Haywards Heath, West Sussex, RH17 7PB, ,		
Validation Date	19 Jan 2026	Overall Expiry Date:	13 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	30 Jan 2026
Target Date:	16 Mar 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	9 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0124

St Augustines C Of E Primary School, Vicarage Lane, Scaynes Hill, Haywards Heath, West Sussex, RH17 7PB,

Demolition of the existing modular classroom building and the erection of a single storey side and rear extension with associated works.

Assist Director Of Property & Asset

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

MSDC Environmental Protection

My only recommendations with the above would be to regulate demolition/construction times, times for deliveries during the demolition/construction phases and a CEMP to control dust.

INTRODUCTION

This application is a Regulation 3 application by West Sussex County Council (WSCC) for the demolition of an existing modular classroom building and the erection of a single storey side and rear extension.

Mid Sussex District Council (MSDC) are consultees and the planning decision will be made by WSCC.

SITE AND SURROUNDINGS

St Augustines Church of England Primary School is located on the southern side of Vicarage Lane in Scaynes Hill. Scaynes Hill recreation ground (owned by MSDC) adjoins the site to the southwest; a parcel of green amenity space lies opposite the site to the north. The school is enclosed by residential properties to the east and west.

In terms of planning policy, the site lies within the built up area of Scaynes Hill.

APPLICATION DETAILS

This application is a Regulation 3 application by West Sussex County Council (WSCC) for the demolition of an existing modular classroom and the erection of a single storey side and rear extension.

The modular classroom is currently located to the southeast of the main school building and sits in a raised position. This is proposed to be removed together with a timber covered walkway, the area will then be redeveloped to form an improved amenity space with sensory planting and improved access to the pond / habitat area.

Plans indicate that an existing single storey classroom with glazed roof will also be removed and replaced with a single storey extension that has a 'L' shaped plan form that wraps around the southwestern end of the school building.

Plans indicate that the extension will measure between approximately 4 and 12.6 metres long and 12.4 metres wide by 5.7 metres high with a gable pitched roof. The extension will be constructed from facing brickwork with a tiled roof to match the existing school building. Powder coated aluminium framed windows and doors are proposed to match existing. A lean-to timber canopy / veranda with polycarbonate roof is proposed to the southeast elevation, adjoining an existing canopy.

The proposed extension will allow the existing layout to be reconfigured and will provide a junior classroom to replace the modular classroom, cloak area, replacement library with SEN space, cleaners store cupboard and wc.

The proposed extension will result in the loss of a section of playground adjacent to the recreation ground.

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 District Plan, Site Allocation Development Plan Document (DPD) and the Lindfield and Lindfield Rural Neighbourhood Plan.

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

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP25 community facilities and local services

DP26 character and design

DP29 noise, air and light pollution

DP39 sustainable design and construction

Site Allocations DPD

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

SA38 air quality

Lindfield and Lindfield Rural Neighbourhood Plan

The Neighbourhood Plan was made on the 23rd March 2016.

Relevant policies:

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) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and 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:

DPS2 sustainable design and construction

DPS6 health and wellbeing
DPN6 pollution
DPN7 noise impacts
DPN9 air quality
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 District Plan refers to community facilities and local services such as schools and states in part that:

'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:

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

A Supporting Statement from WSCC Education & Skills sets out that the modular classroom which was installed in 1988 has significant suitability and condition issues and that the School's Building Surveyor advised in 2023 that the Education Service should plan to replace the accommodation within the next 2 to 3 years.

The proposed development will provide the required improved facilities at the school, thereby according with policy DP25 of the District Plan. The proposal is therefore deemed acceptable in principle.

Design and impact on the character of the area

Policy DP26 of the District Plan relates to character and design and states that:

'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.'

The proposed extension is considered sympathetic in terms of design, form and scale to the existing school building and will be discreetly sited towards the rear of the school, having relatively limited visual impact upon the character and appearance of the area.

The proposal therefore accords with policy DP26 of the District Plan.

Impact on residential amenity

Policy DP26 of the Mid Sussex District Plan states in part that:

'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).'

Policy DP29 relates to noise and light pollution stating in part that *'the environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:*

Noise pollution:

- o It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;*
- o If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;*

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- o an assessment of the impact of noise generated by a proposed development; or*
- o an assessment of the effect of noise by an existing noise source upon a proposed development;'*

Policy SA38 of the Mid Sussex Site Allocations DPD has superseded District Plan policy DP29 in respect of air pollution and states in part that *'the Council will require applicants to demonstrate that there is not unacceptable impact on air quality.'*

Considering the existing relationship between the school and neighbouring dwellinghouses, it is not envisaged that the proposal would result in a significant increase in noise, air or light pollution.

The Council's Environmental Protection Team has been consulted on the proposal and has raised no objection subject to conditions being imposed in respect of demolition/construction hours, delivery times during the demolition/construction stage and the submission of a Construction Environmental Management Plan to control dust emissions during the demolition/construction stage.

As such the proposed development is deemed acceptable in that it should comply with policies DP26 and DP29 of the District Plan and policy SA38 of the Site Allocations DPD.

Other matters

It is noted that supporting plans and documents have been provided in respect of ecology, trees and drainage matters. It is recommended that West Sussex County Council as the determining authority satisfy themselves that the details set out within the submitted plans and supporting documents are sufficient to protect existing trees and that the proposed ecology and drainage details are acceptable. It is recommended that consideration also be given to the sustainability of the proposal.

CONCLUSION

In conclusion, the proposed development would provide improved educational facilities at the school and would not detract from the appearance and character of the site and surrounding area. Not should the proposal cause significant harm to neighbouring amenities. The proposal therefore accords with policies DP25, DP26 and DP29 of the Mid Sussex District Plan, policy SA38 of the MSDC Site Allocations DPD and the relevant provisions of the NPPF. As such, no objection is raised, subject to the conditions recommended by the Council's Environmental Protection Officer.

Decision: No Objection

Case Officer: Deborah Lynn