Worthing High School, South Farm Road, West Sussex, BN14 7AR

Retrospective application for the erection of temporary two-storey modular classroom block for 15 months.

Planning Statement

Prepared on behalf of Worthing High School
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1.0 Introduction

1.1 This planning statement has been produced by Parker Dann on behalf of Worthing High School in support of a retrospective planning application for temporary planning permission for development at Worthing High School, South Farm Road.

1.2 The proposed development within this application is for the erection of a temporary two-storey modular classroom block for a 15 month period.

1.3 This statement should be read alongside the following documents:

- Supporting Statement for Worthing High School from West Sussex County Council's Strategic Development Manager;
- Drawing no. PL01 Location Plan, Proposed Elevations;
- Drawing no. PL02 Existing & Proposed Site Plans, Proposed Roof Plan;
- Drawing no. PL03 Proposed Floor Plans; and
- Sustainable Drainage Strategy

2.0 Application Site Context, History and Proposal

2.1 The application site is within the existing Worthing High School site that is accessed from South Farm Road. The site itself forms part of an area of existing hard standing in the north-eastern corner of the site together with a cycle parking shelter.



Figure 1 Aerial view of the site, showing the location of the proposed structure with a red arrow (from Google Maps)

2.2 The School dates back to 1905, where is started as a small private establishment for girls. It was taken over by the Local Education Authority in 1909. At the time, the School was attended by 30 to 40 pupils. By 1914, the numbers had grown to 113, and the School was moved to a new purpose-built site with accommodation for 150 pupils at the South Farm Road site, where it stands to this day.

2.3 From 1944 to 1973, the school served as a grammar school for girls, and then, following a restructuring of education in the county, it became a comprehensive school in 1973. With further reorganisation of education in 1982, Gaisford High School for Girls merged with Tarring Secondary School for boys to become fully co-educational as Worthing High School.

2.4 The site is located within the Built-up Area Boundary of Worthing, North of the Town Centre and on the western side of South Farm Road. St. Lawrence Avenue forms the northern boundary of the School site with existing housing on the western and southern boundaries.

2.5 According to the online database, there are no Tree Preservation Orders on the application site, but there are mature trees present along the Eastern boundary of the site (shown in **Figures 3 & 8 below**)



Figure 2 Proposed location for the sitting of the modular classroom block prior to installation (looking North from within the School site)



Figure 3 Proposed location for the sitting of the modular classroom block prior to installation showing nearest trees and an existing school building to the south (view facing East)

2.6 With respect to heritage assets, the application site is not within a Conservation Area or Character Area, and the nearest listed building is approximately 150m North along South Farm Road - the Grade II Listed South Farm Cottages.

2.7 The application site is within Flood Zone 1, and although there is some risk of surface water flooding on the wider School site, between the existing buildings as shown in **Figure 4**, as well as along South Farm Road, there is no risk of surface water flooding on the proposed location of the structure.



Figure 4 School Site showing risk of surface water flooding (at 1% chance) within existing buildings

Site History

2.8 From available online records, the School's planning history is summarised in the following table.

Planning Reference	Application Type	Proposal	Decision and Date
92/05644/CR4	Not Available	*Notification under Regulation 4 for the provision of a single laboratory mobile classroom unit and replacement car parking*	No objection to County Consultation – 17 Jun 1992
93/05679/CCR3 (WB/93/0266/CC)	County Council Reg 3 Application	*Application for planning permission under regulation 3 for an extension to mobile laboratory to provide a preparation room and additional single laboratory unit*	No objection to County Consultation – 16 Jun 1993

95/05667/FULL (WB/95/0024)	Full Application	*Use of the School car park and playing field fronting St. Lawrence Avenue for car boot sales on Saturdays (Maximum two per term)*	Application Permitted 22 Feb 1995
99/00463/CCR3	County Council Reg 3 Application	*Application under Regulation 3 for the erection of an extension to provide a new school hall and foyer, construction of a two storey maths and technology block, widening of two No. vehicular entrances on South Farm Road and redesignation of St. Lawrence Avenue entrance to be for cyclists and pedestrians only.*	Application Permitted 06 Jul 1999
00/00225/CCR3	County Council Reg 3 Application	*Application under Regulation 3 for the installation of one double and one single mobile classroom and the relocation of a double mobile classroom unit from elsewhere within the site*	No objection to County Consultation 25 Apr 2000
00/00226/CCR3	County Council Reg 3 Application	*Application under Regulation 3 for a new two storey maths and technology block; re-organisation of parking including widening of two vehicular entrances onto South Farm Road; redesignation of St. Lawrence Avenue entrance for use by cyclists and pedestrians only - resubmission of WB/99/00463/CCR3 approved on the 15.09.1999 to include expanded maths and technology block with revised elevational treatment.*	No objection to County Consultation 25 Apr 2000
01/00624/CCR3	County Council Reg 3 Application	*Application under Regulation 3 for proposed 3 metre high fencing around the formation and construction of a multi-use games area (without floodlighting)*	No objection to County Consultation 13 Aug 2001
02/00653/CCR3	County Council Reg 3 Application	*Notification under regulation 3 of Town and Country Planning General Regulations 1992 for the construction of single storey extension to provide new music classrooms.*	No objection to County Consultation 07 Aug 2002
02/00654/CCR3	County Council Reg 3 Application	*Notification under Regulation 3 of Town and Country Planning General Regulations 1992 for the construction of a single storey extension to provide an enlarged classroom for language, study and*	No objection to County Consultation 08 Aug 2002

		associated group and resource rooms.	
AWDM/1573/15	County Council Reg 3 Application	*Application made under Regulation 3 for replacement science block (WSCC/068/15/WB)*	Application Permitted 10 Dec 2015
AWDM/0945/16	Full Application	*Barrel vaulted timber canopy to outdoor seating area*	Application Permitted 15 Sep 2016
AWDM/0061/17	Application to Display Adverts	*Four non-illuminated fascia signs to north and east elevations*	Application Permitted 15 Mar 2017
AWDM/0934/17 (WSCC/026/17/WB)	County Council Reg 3 Application	*Consultation by WSCC on Regulation 3 application WSCC/026/17/WB for two-storey extension of the existing sports hall and building to be re-clad with natural timber effect.*	Application Permitted 03 Aug 2017
AWDM/0269/19	Full Application	*Demolition of existing caretaker's dwelling (No.103 South Farm Road) and replacement with two-storey performing arts centre and single-storey entrance. Two-storey classroom block to replace existing single-storey classroom block to rear of school.*	Application Permitted 12 Jun 2019

2.9 This history confirms there has been continuous support for development and change at the School site since 1992 including the erection of modular buildings.

Proposal

2.10 The proposed development within this application is for the erection of a temporary two-storey modular classroom block (as specified in drawing no. PL03 Proposed Floor Plans) to accommodate eight classrooms for a period of 15 months. The units include internal staircases for safety and comfort, and an external ramp connecting the building to the outside – as illustrated in **Figure 5**.

2.11 Each teaching room has an area of 60m2. The windows are UPVC double-glazing for heat and sound insulation, and air conditioning will be installed in each

classroom (heat and cool). The building has internal LED lighting with sensors, and it will be carpeted throughout.



Figure 5 Proposed Aerial View Layout of the two double modular units

2.12 A Supporting Statement, prepared by the Strategic Development Manager of West Sussex County Council, is submitted alongside this application. This statement confirms that the existing classrooms used for the Special Support Centre for pupils with Special Educational Needs and Disabilities (SEND) require improvements and enhancements to ensure young people with SEND needs can be fully supported. The limitations of the current facilities restrict the School's ability to deliver appropriate interventions, therapeutic support, and inclusive learning environments for pupils with additional needs.

2.13 The proposed temporary modular accommodation provides sufficient space to decant current classrooms, enabling the significant remodelling to take place, ensuring the required segregation of construction and educational activities.

2.14 The structures have been placed on site via crane over eco foundations. The modular units were lifted into position from St. Lawrence Avenue – immediately to the north of the application site, avoiding harm to any trees on the South Farm Road frontage of the site.

2.15 The temporary modular units have been supplied by Portable Offices. At the end of the lease and temporary planning permission, they would be lifted out of the

application site, in the same manner, via St. Lawrence Avenue, to be reused by Portable Offices in a future scheme elsewhere.

2.16 Photos of comparable modular units to those installed on the application site are provided in **Figures 6** & **7**.



Figure 6 Example of a single two-storey Modular unit



Figure 7 Example of the inside of a modular unit classroom

3.0 Compliance with Planning Policy

3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the policies in the Development Plan, unless other material considerations indicate otherwise. In addition, the National Planning Policy Framework (NPPF) sets out the government's policies for plan-making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts[1].

Development Plan

3.2 The relevant Development Plan document for this application is the Worthing Local Plan (adopted in 2023), which sets the strategic development and land-use priorities for Worthing (outside the South Downs National Park) up to 2036, and contains the policies against which development management decisions within that area will be made. The Local Plan supersedes the Worthing Core Strategy (2011) and the saved policies from the Worthing Local Plan (2003).

Principle of the development

3.3 Policy **SS1 – Spatial Strategy** of the 2023 Worthing Local Plan, criterion ***a*** states that the Local Plan will: *seek to deliver high quality development and provide for the needs of local communities and balance the impact of growth through the protection and enhancement of local services and (where appropriate) the safeguarding of employment sites, leisure uses, community facilities, valued green/open spaces and natural resources.*

3.4 Criterion ***d (i)*** of **SS1** states that *the strategy for different parts of the Borough is as follows: i) Land within the Built Up Area Boundary - development will be permitted subject to compliance with other policies in the Local Plan. Development should make efficient use of previously developed land, but the density of development should be appropriate for its proposed use and also relate well to the surrounding uses and the character of the area. Within the existing urban fabric, nine key regeneration sites are allocated for development.*

[1] Paragraph 1 of the National Planning Policy Framework (2026)

3.5 Part a) of Policy **DM8** - **Planning for Sustainable Communities/ Community Facilities** of the Local Plan confirms that the Council will support improvements to education facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties.

3.6 Policy **S4** (1) of the NPPF advises that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. Part (2) of the same policy confirms that in applying the policy, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

a. Have a substantial adverse impact in relation to:
i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii.The application of the policies in the NPPF for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

3.7 Policy **HC4** of the NPPF confirms that substantial weight should be given to the benefits where new or improved public service infrastructure or community facilities would be provided.

3.8 These policies send a strong message of support for the principle of growth and change within the School site and for the extension and alteration of its buildings and introduction of new buildings. As confirmed earlier in this statement, the proposed temporary classrooms would help meet the school's and the community's local needs, providing temporary SEND accommodation while much-needed improvements are undertaken at the existing facilities, in line with the support identified in policies **SS1** and **DM8** of the Local Plan and Policy **S4 and HC4** of the NPPF.

Sustainable Development and Design

3.9 As confirmed above Policy **DM8** criterion a) states that *the Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties.*

3.10 Policy **DM16 – Sustainable Design** states that *all development (excluding householder applications) will be required to achieve the relevant minimum standards below unless superseded by national planning policy, Building Regulations, or it can be demonstrated that it is not practicable, feasible or viable (in which case the minimum standard should be met as far as is possible). Applications for major development must be supported by a Sustainability Statement demonstrating that the minimum standards are met and, where possible, exceeded. All development is encouraged to exceed these minimum standards where possible.*

3.11 Criterion **c)** of **DM16** states that *New non-domestic buildings will achieve a 27% reduction in C02 on average per building compared to the Building Regulations Part L 2013 standard, unless superseded by national policy or Building Regulations.* Criterion **j)** confirms that new development should minimise construction waste and maximise the recycling and re-use of demolition materials.

3.12 **Policy CC2** of the NPPF concerns the mitigation of climate change. Part 1 c advises that proposals should use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b). Part 1 d adds that development proposals should take advantage of opportunities to reuse existing structures and materials.

3.13 The proposed development is temporary in nature; One of the installed units has previously been in use, and both units installed on site will be dismantled for reuse by the supplying company, Portable Offices.

3.14 Portable Offices is a member of the Modular & Portable Building Association (MPBA); as such, they are committed to circularity in modular buildings. Circular economy principles are applied to design, construction, use and end-of-life stages of modular buildings in order to minimise waste, extend the lifespan of materials, and enable reuse and/or recycling.

3.15 The modular classrooms are manufactured in a controlled factory environment, which provides significant environmental advantages over traditional construction. These include:

- Substantially reduced waste, with approximately 98% of construction waste segregated for recycling, far exceeding typical site-based performance
- Modular components are standardised to fit multiple building types or future configurations, enabling easier repurposing or upgrading.
- Higher build quality and consistency, reducing defects and improving long-term performance
- Better resource efficiency and quality control compared to traditional onsite building methods.
- Precision installation of insulation and airtightness detailing, which is difficult to achieve reliably on site.

3.16 In addition to the above, modular construction delivers clear whole-life carbon advantages. The units are designed for durability, adaptability, and potential relocation, enabling reuse across multiple sites and extending service life beyond 60 years, depending on the manufacturing system in use. This contrasts with traditional construction, where buildings are typically demolished at the end of use,

resulting in significantly higher lifecycle carbon impacts. This approach is aligned with **Policy CC2** of the NPPF.

3.17 Having regard to Policy **DM8**, no unacceptable impact on the occupiers of adjacent properties has been identified. There are no residential properties immediately opposite the site of the proposed building across St. Lawrence Avenue – only garages and St. Lawrence Lane. The nearest residential property is located further to the west on the north side of St. Lawrence Avenue and it is estimated that there would be a distance of over 20 metres between the nearest window in the front elevation of that property and the north elevation of the proposed building. At that distance the proposed building does not introduce issues of overlooking, loss of daylight or overshadowing and it could not be viewed as being overbearing. Noise generation from the building would have to be viewed in the context of the building's location within an established School site and background noise generation from vehicles using St. Lawrence Avenue and South Farm Road – notwithstanding the acoustic insulation properties of the proposed building itself.

3.18 The proposal therefore complies with policies **DM8** and **DM16**.

Sustainable Drainage Systems

3.19 **Policy DM20 – Flood Risk and Sustainable Drainage** states (inter alia) *development should be directed away from areas of highest risk of flooding from any source and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management to deliver multi-functional benefits for people and wildlife.* It also sets design guidelines for sustainable drainage systems (SuDS).

3.20 **Policy DM21 – Water Quality and Sustainable Water Use** also states in criterion ***b*** that *the Council will support proposals to replace existing traditional drainage systems with suitable Sustainable Drainage Systems to further reduce water pollution and improve water quality.*

3.21 The application site is impermeable hardstanding. The Sustainable Drainage Strategy confirms that the surface water run-off from the existing hardstanding

discharges directly into gullies and is directed to the wider network discharging into a combined sewer south of the site.

3.22 As infiltration opportunities are restricted by the clayey ground conditions, the Sustainable Drainage Strategy confirms that the primary strategy has been to install SuDS planters below rainwater downpipes to intercept and slow runoff as a secondary measure before discharging to the existing piped drainage network. Additionally, channel drains have been installed to capture surface water runoff at ground level. It confirms that there will be no increase in flows to the sewer due to the impermeable area remaining the same.

3.23 The Sustainable Drainage Strategy advises that this provides significant betterment over the existing drainage arrangement where runoff from the impermeable surfacing at the site is discharged directly into the below ground system with no SuDS features present. It concludes that this is considered to be compliant with the principles of the NSfS, the NPPF and CIRIA SuDS guidance.

3.24 A Flood Risk Assessment is not required for the development as the scale of the project is less than one hectare and is located wholly within Flood Zone 1, as indicated by the EA online flood maps for planning. Additional sources of flood risk have been reviewed and the Sustainable Drainage Strategy confirms that the risk of flooding from all sources, including surface water flood risk, is considered to be low.

3.25 This approach is aligned with Policy **DM20** and **DM21** as well as policies **F8 and CC3** of the NPPF that encourages applicants to use opportunities provided by new development to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management).

Design and Impact on the Street Scene

3.26 Policy **M5** of the Local Plan concerns the quality of the built environment. Part a) advises that all new development should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area;

ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

iv) respect, preserve and where appropriate enhance, heritage assets and settings;

v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);

vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where

appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments; and

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

3.27 Policy **DP3** of the NPPF identifies key principles for well-designed places. Part 1 confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3 of the NPPF.

3.28 Part 2 explains that to create well-designed places, development proposals should also reflect relevant aspects of a number of listed principles – the following of which are relevant to the nature of the development and its location:

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

c. Nature: incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

3.29 Part 3 of the Policy advises that development proposals should be refused if, without clear justification, they conflict with paragraph 1 of the policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally-specific policies, guides, codes or masterplans). It adds that substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

3.30 The proposed building is temporary and has significant advantages in terms of cost, ease and speed of installation and removal from the site and environmental performance in line with Part 2 b of Policy **DP3** of the NPPF. In the circumstances where the building is only required for 15 months, it has been concluded that it represents the most appropriate way of proceeding.

3.31 It is accepted that this approach means that it is unable to meet criteria i) – iii) of Policy **M5** of the Local Plan and parts of Policy **DP3** of the NPPF but this should be balanced against the clear need for the development, the benefits that it will help to deliver and the temporary nature of the building.

3.32 Having regard to impact on the street scene, local character, sense of place and distinctiveness of the area, as seen in **Figure 8**, the application site is screened by mature trees in views from South Farm Road to the east.



Figure 8 View from South Farm Road looking north towards the junction with St. Lawrence Avenue

3.33 Whilst there are some trees that provide screening in views from St. Lawrence Avenue, the junction of St. Lawrence Avenue and South Farm Road and South Farm Road looking south west, **Figures 9, 10 and 11** confirm these are younger trees and the classroom block is visible in these locations.



Figure 9 View from St Lawrence Avenue looking south east towards the application site prior to installation of the classroom block



Figure 10 View towards the application site from the Roundabout at the South Farm Road - St Lawrence Avenue junction prior to installation of the classroom block.



Figure 11 View from South Farm Road looking south west towards the application site prior to installation of the classroom block.

3.34 In these views, the temporary building is prominent – particularly in the view looking directly south from St. Lawrence Avenue – but it is seen in the context of an existing two storey building on the School site that lies adjacent to the application site to the west. It is therefore not out of keeping – also mindful that two storey buildings are located on South Farm Road to the east.

3.35 Criterion vi) of Policy **M5** is addressed through the ramped access to the building, its proximity to established cycle parking and location within the School site that is served by established public transport routes. Parking arrangements at the School are unchanged under the proposal as the application site did not accommodate any car parking and no increase in student and staff numbers has resulted from this temporary development. For the same reasons, this part of the proposed development complies with Part 2 d of Policy **DP3** of the NPPF. Criterion vii) of Policy **M5** is addressed by the location of the building within the existing secure perimeter fencing of the School site. Criterion viii) is also addressed and this is confirmed at paragraph 3.15 above. Criterion ix) is addressed as the development is on an existing area of hardstanding and all existing planting – including the trees on the South Farm Road and St. Lawrence Avenue frontages of the School site

have been retained under the proposal. For the same reasons, this part of the proposed development complies with Part 2 c of Policy **DP3** of the NPPF. No external lighting is installed as part of the development as it will rely on existing lighting within the School site and will, in any case, be predominantly used during daylight hours during the School day. Criterion x) is therefore also complied with.

4.0 Conclusion

4.1 The supporting letter from the Strategic Development Manager of West Sussex County Council, submitted as part of this application, confirms that the installation of the temporary classroom block provides a decant solution to support the remodelling of existing accommodation to improve and enhance the existing Special Support Centre for pupils with Special Educational Needs and Disabilities (SEND). This is a material consideration that weighs in favour of the application.

4.2 Policy **S3** of the NPPF confirms the presumption in favour of sustainable development and advises that development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

4.3 Policy **S4** confirms that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF. Policy **HC4** of the NPPF confirms that substantial weight should be given to the benefits where new or improved public service infrastructure or community facilities would be provided.

4.4 The principle of such development is strongly supported by both District Plan policy and the NPPF, and this statement has demonstrated that the proposal accords with most parts of relevant national and Development Plan policy concerning design, residential amenity, transport, flood risk, sustainable drainage and green infrastructure and that the nature of the modular units provides reduced carbon emissions and demonstrably improved environmental performance compared to traditional construction methods – a factor that also weighs in support of the proposal.

4.5 Where any detrimental effects to the character of the area or conflict with design policy has been identified, these would be temporary to the 15 month life span of the installation.

4.6 Again having regard to Policy **S4** of the NPPF, the benefits of approving development are not substantially outweighed by adverse effects. In particular, it would not have a substantial adverse impact in relation to the allocation or safeguarding of land or buildings for particular uses in the development plan and there would be no conflict with policies in the NPPF for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

4.7 Further it does not involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management and does not conflict with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

4.8 Temporary planning permission should therefore be granted for the proposed development.