

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Claire Potts
FROM:	WSCC - Education
DATE:	4 March 2022
LOCATION:	The Provision of Service Infrastructure Related to: Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU
SUBJECT:	AL/107/21/PL Planning Application details – Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in CIL Zone H SP2, BEW Strategic Site and is not CIL Liable
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Objection
S106 CONTRIBUTION TOTAL:	See consultation response dated 13 September 2021

Developers are required to mitigate the impact of their proposed developments and, where appropriate, provide or make contributions towards site specific education provision where a specific need is identified. School places are required in perpetuity to mitigate planned development.

As the Local Education Authority (LEA) the County Council has the statutory duty to make education provision available for each pupil, and to provide a school place for each child, within the local catchment area where possible. Schools should be provided close to where the need arises, to encourage sustainable travel behaviour. An inability to meet school places nearby could result in pupils being allocated spaces at a greater distance from their home, not in accordance with sustainable place making or education provision policy.

The requirement for a new secondary school to serve Arun District was identified as early as 2016 based on the number of strategic allocations identified at the start of the preparation works for the Local Plan that was adopted in 2018. However, a specific site is not formally allocated in the Plan and the preferred option at Ford has not subsequently been secured at this point in time. As set out in policy H SP2 of the Arun Local Plan 2018, applications are required to be comprehensively planned and should have regard to a masterplan endorsed by the Council; 'comprehensively planned' is set out to include required infrastructure in accordance with Policy INF SP1 and the Infrastructure Delivery Plan. All sites are required to be in accordance with INF SP1 and INF SP2 for the provision of a secondary school in Arun District.

The proposed development would be expected to contribute towards the new secondary school in order to mitigate its impacts for secondary education, as identified in the Local Plan, because the local existing secondary schools are not able to accommodate the new pupils. The existing secondary school provision is unable to expand, and the lack of an allocated or secured site for a new secondary school, means that this new education facility cannot be relied on in the short term. Consequently, the County Council as LEA, objects to the planning application listed above.

The proposed development would be expected to contribute towards the new primary school in order to mitigate its impact for primary education. A new primary education facility is allocated in the wider strategic allocation SD5 Barnham/Eastergate/Westergate, known as BEW, but this is yet to be determined as a planning application. The current application is part of that allocation, but it is not providing the land for the school, the application is restricted to housing only. The pupils arising from this application will therefore require schooling ahead of the new facility being available. The existing primary school provision is unable to accommodate the pupils arising from the proposed new development and the lack of certainty over the timing of delivery for the new primary school in the strategic allocation means that it is unlikely that the school will be completed ahead of the current application. Consequently, the LEA must object to housing coming forward ahead of the BEW school site until the school site is secured and can be progressed.

West Sussex County Council – Education Services