

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	WSCC - Education
DATE:	12 March 2024
LOCATION:	Land East of Westergate, Westergate
SUBJECT:	AL/11/24/OUT Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Objection
S106 CONTRIBUTION TOTAL:	

PRIMARY & SECONDARY EDUCATION PROVISION ACROSS BEW SD5

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 arising from the impact of the development. 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 or secure education provision available for each child in its area, and to provide or secure the provision of a school place for each child, within the local catchment area (being as close to the place of residence as is reasonably practicable) where possible. Schools should be provided close to where the need arises, to encourage sustainable travel behaviour and the wider benefits of being part of a local community. 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.

Need to plan for provision to meet known education needs from development

The proposed development should 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 provision 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 County Council must object to housing coming forward ahead of the BEW school site until the school site is secured and can be progressed as this is the only reasonable approach to dealing with the required mitigation.

Secondary Education requirements and commitments by the Planning Authority

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. Arun District Infrastructure Capacity Study and Delivery Plan (Feb 2017) (ICSDP) states: *West Sussex County Council has identified the need for a new 10FE Secondary School to mitigate the impact of the strategic development sites proposed. The estimated cost of this facility is between £42.1 and £47.7 million. Further consideration will need to be given to the phasing of this project. **The precise nature of the contributions will be included within the relevant section 106 agreements negotiated through the planning process.*** The ICSDP provided the evidence of need for the requirement of a new 10FE secondary school in the district and supported Policy INF SP2 of the Arun Local Plan (ALP) which was adopted in July 2018.

Since the publication of the ICSDP, further evidence has been prepared to support the identification of a new secondary school. A preferred site was identified and reported to Arun Planning Policy Sub-Committee (PPSC) on 27th February 2019. The papers considered by the Sub-Committee clearly stated that, should the Council agree the preferred site/option F, that it was to be allocated as the secondary school site and the formal legal process would commence. The papers set out that allocation was part of the process and a planning application would also later be required. It also stated that officers would begin addressing the key mitigation measures identified in the study in order to progress the allocation.

The intention to allocate the site was also clearly stated, along with the costs identified in a paper, prepared jointly between West Sussex County Council and Arun DC which can be found on Arun's website [Microsoft Word - Dev obligations 10FE secondary school requirement in ADC FINAL 12032019.docx \(arun.gov.uk\)](#)

The PPSC recommendation was taken to Arun District's Full Council on 13th March 2019. The recommendation being *'That the identification of Option/Site F be supported as the preferred option for location of a 10 Form Entry Secondary School to support the Local Plan Strategic allocations.'*

Despite these policy commitments a specific site is not formally allocated in the Local Plan or subsequent plan document 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.

Implications for this development

The proposed development should 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 for the reasons set out above.

Implications of absence of site allocation or provision

The County Council must reserve its position should the objections set out above not be addressed sufficiently and in line with the policies and commitments referred to. The following additional submission is made as a sub-optimal approach to mitigation but does not displace the position the County Council takes in relation to the impact of the development.

Until such time that a new secondary school to meet Arun requirements in accordance with the Council's commitments is built and open to pupils, transport costs are required to mitigate the additional costs to transport pupils from Arun District, who were unsuccessful in securing a place at one of their preferred schools or catchment school, to access education places at an alternative secondary school within West Sussex. West Sussex County Council will seek a contribution from proposed developments towards funding the provision of home to school transport in accordance with the West Sussex home to school transport policy. This contribution seeks to cover the cost of providing new or additional transport, based upon a calculation of the number of pupils generated by the development that require secondary school places before a new secondary school in Arun is delivered. The costs will be calculated on a case-by-case basis but will be based on occupancy rates for secondary school aged children moving into the development. These may involve journeys to schools outside the District.

Cost methodology

The temporary costs to transport children to the nearest available or West Sussex catchment school with space is calculated by using the equation $A / B \times C = D$ and $D \times (E \times G) \times F = \text{Secondary School Transport Contribution}$

Where:

A – actual cost of transport per day in West Sussex for bus/coach travel to school, at the time of the signing of the legal agreement. Which for 2022/23 is £400 per day, with costs revised annually

B – coach capacity (53)

C - number of academic days in a year (190)

D - Cost per pupil per year (400 per day / 53 = £7.54 x 190 = £1434 per pupil per year for 2022/23; costs are reviewed annually in April)

E – number of children generated by the development aged 0-16

F – 5 years of Secondary Education

G – Number of years that school transport is provided being a total of 16 years, but can be phased to allow for instalment payments of 5 years, 5 years and 6 years (or less depending on the number of years until the secondary school is provided at the time of the relevant review).

West Sussex County Council – Education Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 26 March 2024 10:36
To: Planning Scanning
Subject: FW: AL/11/24/OUT
Attachments: Objection to AL_11_24_OUT_P_S.docx

WSSC Education's revised response

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<https://www1.arun.gov.uk/planning-application-finder>



From: Tracey Dunn [REDACTED]
Sent: Monday, March 25, 2024 7:34 AM
To: David Easton <David.Easton@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: AL/11/24/OUT

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Good Morning David

Please find attached our revised response to the application above.

This supersedes any previous comments made in relation to education provision for the strategic allocation across Barnham/Westergate.

Kind Regards

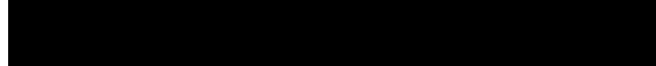
Tracey

Advanced notice of leave 2 – 4 April inclusive

Tracey Dunn |

School Planning Officer (South & West), Organisation & Planning,
Education and Skills: Children, Young People and Learning

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