

Recommendation Report for County Matter Consultation

REF NO:	A/49/18/WS
LOCATION:	The Angmering School Station Road Angmering BN16 4HH
PROPOSAL:	Application under Regulation 3 the Town & Country Planning General Regulations 1992 for the construction of a three storey extension to provide additional class bases, a single storey extension to the existing changing room block to provide 2 additional changing rooms, additional car parking and cycle storage & the removal of 2 temporary classroom buildings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This Application seeks approval to proposals for: 1. A new, three-storey teaching block to provide accommodation for science, art and maths. 2. A small extension to the existing changing block to provide two additional changing rooms. 3. An infill extension between the performing arts department and the dining hall to provide a dance studio/stage. 4. Demolition and landscaping of two modular buildings. 5. Landscape proposals to external areas. The proposals also include areas of internal re-modelling and refurbishment which do not require planning permission, and are not included in this application. These include provision of new pupil WCs, conversion of two art rooms to design technology rooms, (the art rooms will be re-provided in the new block), and alteration and refurbishment of five existing science laboratories.
SITE AREA	1.55 hectares
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing and hedging
SITE CHARACTERISTICS	The location identified for the principle extension is located at the eastern edge of the school. The majority of the area is currently used for hard play, and extends into an area of scrub on the eastern boundary. The two-storey sixth form block is located to the north, and the single storey buildings of the science department are located to the west and south-west.
CHARACTER OF LOCALITY	The existing school comprises largely single-storey brick buildings constructed between about 1950 and 2010. The buildings occupy the central portion of the site with an access

road and parking to the north, and playing fields to the south and west. The site is bounded on the north, and west by residential properties, and to the south by open space and the A259. The eastern boundary of the site has residential properties at the northern end, a field allocated for a future primary school at the centre, and a recreation ground/skate park to the southern end.

RELEVANT SITE HISTORY

A/46/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for Construction of a Floodlit Synthetic Turf Pitch, with associated Ground Works and Landscaping. (This application will be determined by WSCC)	No Objection 26-04-10
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No Objection in principle. Conditions and Informatives are suggested and available to view on the Council's web site.

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN7 The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1 Aspects of Form and Design Quality
HWB SP1 Health & Wellbeing
OSR DM1 Open Space, Sport & Recreation
QE SP1 Quality of the Environment

[Angmering Neighbourhood Plan 2014 POLICY TM1](#) Local Highways

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Relevant policies in the Angmering Neighbourhood Plan have been considered in the determination of

this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This is a Regulation 3 planning application submitted to West Sussex County Council (WSCC) who will determine the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application.

The development would enable expansion of the school from a published admission number of 252 places to 9 forms of entry (270 places) per year (an increase of potentially 126 pupils). The increase in student numbers is due to increased demand across the current catchment area, and therefore the transport choices of the additional students can be expected to reflect the present travel choices. In terms of access arrangements there are no changes proposed to the existing arrangements onto Greenwood Drive.

The design of the buildings is considered to be in keeping with the appearance of the existing school buildings and would be visually integrated.

The increase in movements by pupils travelling by car to collect and drop off pupils is relatively small. There will be an increase in staff numbers of up to 5 staff to support the increase in pupil numbers. An increase in car parking for staff is to be provided in support of this increase.

Although the teaching block is 3 storeys high it is located 10m from the rear boundary of the adjoining neighbouring dwelling to the northeast which is sited at an oblique angle to the teaching block. Given this distance to the adjacent residential boundaries it is not considered that the building would result in materially adverse overbearing or overlooking impacts. Noise and activity levels at the site will increase and this could result in materially adverse effects on the residential amenities of adjoining properties. Therefore provided the comments of the environmental health officer are considered it is recommended that no objections are raised subject to the conditions suggested by the environmental health officer.

RECOMMENDATION

NO OBJECTION