

Planning and Development
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

31st May 2018

Dear Sir / Madam

Section 73 application to vary Condition 3 of planning permission ref BE/49/17/PL to allow the continued use of Bartons County Infant School and retention of the temporary buildings until 31st September 2019 (PP - 06929108)

At Former Bartons County Infant School, Romney Broadwalk, PO22 9BD

On behalf of our client, the Education and Skills Funding Agency (ESFA), we have been instructed to submit a Section 73 application to vary Condition 3 of planning permission BE/49/17/PL. The intention to vary the permission in this way has been discussed and agreed as the appropriate mechanism with planning officers at Arun District Council (the Council).

Temporary planning permission was granted on 15th June 2017 for the *'reuse of the former Bartons County Infant School & the erection of additional seven-class modular buildings on-site for a temporary period of one year'* at Bartons County Infants School.

Condition 3 of the planning permission states the following:

'The modular building hereby permitted shall be removed, the land restored to its former condition (or to a condition to be agreed in writing by the Local Planning Authority) and the development disconnected from the existing storm drainage system, on or before the expiration of the period ending on 01 September 2018'.

In advance of the expiry date of the temporary planning permission (1st September 2018), this application seeks consent for the continued use of the existing building and for the temporary buildings to remain on this site for an additional academic year (until 31st September 2019). It is proposed that there would be a minor increase in pupil numbers from 390 to 420 (representing an increase of 30 pupil places for this age group over the existing situation). This covering letter outlines the merits of the proposal to renew the temporary planning permission.

To support this Section 73 application the following documents are enclosed:

- i. Application and Certificate B Forms;
- ii. Cover letter prepared by Cushman & Wakefield;
- iii. Drawing ref 1185_B_100 – Site Location Plan;
- iv. Updated Transport Assessment; and
- v. Updated Travel Plan.

Chichester Free School

Chichester Free School is an established 'all-through' co-educational school for pupils aged from 4 to 19. The School has been temporarily located at Vinnetrow Business Park (secondary school) and at the former Barton Infants School (primary school). Chichester Free School is proposed to move to its permanent site-- the Former Carmelite Convent Site in September 2018.

However, due to potential delays to the completion of various highways works which are required as part of the permanent school planning permission, it has been determined that it may not be feasible for all pupils to move for the start of the 2018/19 academic year. This will depend on travel planning work currently being completed between the school, Robert West, Chichester District Council and West Sussex County Council.

As such, it is proposed that the primary school may need to continue to operate at its existing temporary site at the former Barton County Infant School, until the start of the following school year (September 2019). Although it may be possible to move the primary school to the permanent site earlier than this (for example during one of the school holidays throughout the year), this application seeks an extension for one year.

The Proposed Development

The Section 73 planning application is being made for:

"Variation of Condition 3 (Time Limit) to allow the continued use of Bartons County Infant School and retention of the temporary buildings until 31st September 2019"

Planning Policy Framework

The statutory development plan against which the proposed development should be considered comprises the emerging Arun District Local Plan (2011-2029), Bersted Neighbourhood Plan (2014-2029) and 'saved policies' of the adopted Arun District Local Plan 2003. The *National Planning Policy Framework* (2012) is also a material consideration in the determination of planning applications.

The proposals should also be considered in light of the 'great weight' placed on the need to create, expand or alter schools, as outlined at paragraph 72 of the National Planning Policy Framework (NPPF).

Since the grant of the previous planning permission, there have been no significant changes to the development plan. As such, given that the proposal was previously considered to be in accordance with planning policy and, since this judgement was made no material changes have taken place, it is considered that the proposal continues to be acceptable in terms of both National and Local Planning Policy.

Planning Assessment

The main planning considerations relating to the proposal comprise:

- The principle of development;
- Appearance;
- Potential impact on neighbouring amenity; and

- Traffic generation and access.

All of the above considerations have already been assessed by the Council under the previous application which was found to be acceptable. The continuation of the school use and retention of the existing temporary buildings until the 31st September 2019 would not change the material planning considerations. Since the grant of temporary permission in June 2017, there have been no changes to national planning policy. Although the draft replacement NPPF has been published, this includes the strong support for schools which existing in the current NPPF.

The following points briefly summarise the acceptability of the proposal in relation to the main considerations:

1. The principle of the development is acceptable because it has already been considered as such with no subsequent changes to relevant planning policy; the site is already in Class D1 education use and both national and local planning policy supports the expansion of school facilities;
2. The size, scale and height of the buildings are not obtrusive in their location and, given the temporary nature of the development, they would not have any significant adverse impact on the visual amenities of the surrounding area;
3. The proposed development would be viewed in context with the existing school site and surrounding large scale developments and, as such, would not be visually obtrusive in this location;
4. There are residential properties within the vicinity of the site. It is not considered that the development would have any impact on neighbouring properties over and above the existing school site;
5. An updated Transport Assessment and School Travel Plan accompanies this application. Under the previous application it was considered that the implementation of a School Travel Plan would mitigate against any significant impact on the nearby junctions;
6. The continued use of the development would have a negligible impact on the operation of the local highway network; and
7. The proposal would continue to be temporary in nature and any impacts will exist up until the point the primary school is able to move to the permanent site, which is expected to be for the start of the 2019/20 academic year at the latest.

Transport and Highways

An updated Transport Assessment and School Travel Plan has been prepared by Robert West to support the Section 73 application. A summary of the updated document is provided below.

- The site is located on the northern end of Romney Broadwalk, Bognor Regis PO22 9BD in a predominantly residential area. All roads identified were observed to be in good condition and have significant available on-street residual parking capacity.
- Local footway provision in proximity to the site is good with dropped kerbs and tactile paving giving pedestrians good access to the proposed site on foot. The footways are generally well lit, with street lighting provided at regular intervals.

- Following a review of personal injury accidents, no accidents have been recorded as taking place within a 300m of the site.
- Vehicular access onto the site is via a gated entrance located on the eastern side of Romney Broadwalk. A separate gated pedestrian access point is also available on Romney Broadwalk, approximately 40m south of the vehicular access. This access leads onto an on-site pedestrian footpath that connects to the site's main building. The site currently has up to four standard parking spaces and one disabled parking bay.
- 20 temporary cycle parking spaces were provided for the initial temporary application and would be retained for the proposed 2018/2019 school year.
- Visitors and staff will enter and exit the site from the existing access and egress points which are not proposed to be altered. Pedestrian access will continue to be taken from the existing segregated pedestrian access. The existing footway within the School grounds will continue to provide a connection for those travelling on foot, by bicycle or scooter to the main entrance.
- As part of the strategy to help minimise the impact of vehicular traffic, the school will seek to continue the existing shuttle bus arrangement, if this is feasible. It is yet to be confirmed whether this will be possible. Should it continue at least four coaches will be required to transport Primary School pupils between a designated gathering location and the Primary School site.
- Should the school shuttle continue to operate then a net increase of 11 pupil car trips will occur in each peak period, with an additional two resulting from staff. Should the shuttle bus no longer be feasible then a small impact would be anticipated [add figures] and additional management measures will be implemented to manage pupil car demand at the site. Under either scenario, the highways impact will not be severe.
- The vast majority of residential properties have parking within their boundary and therefore there was observed to be a significant level of residual on-street parking on local roads such as Romney Broadwalk, Renoir Court, Van Dyck Place, Van Gogh Place and Manet Square. Based on this it is considered that this will more than adequately accommodate for the small level of additional long-term parking during the day, and the demand for short term parking for short periods during the morning and afternoon associated with pupil drop-off and pick-up.
- A School Travel Plan for the temporary school is submitted alongside the Transport Statement and details measures which are proposed to form part of a mitigation strategy to minimise the impact of the continued operation of the temporary school and associated demand for single occupancy vehicle travel.
- Such measures will include; safeguarding parking for coaches; promotion and communication of existing School Keep Clear Markings, white bar markings and appropriate parking behaviour by parents and visitors; promotion of travel by public bus for staff, and car sharing by pupils and staff; and the staggering of arrivals and departures through breakfast clubs and after school activities.
- The development proposals are temporary for a maximum period of one year, with any impacts associated with the development anticipated to be minimal and short-term. The Transport Statement concludes that the proposed continued operation of the temporary school site for the primary aspect

of Chichester Free School is anticipated to have a negligible impact in terms of parking capacity, congestion or road safety both in proximity to the site or across the local highway network.

Travel Plan

The School Travel Plan has been updated to support this Section 73 application to extend the use of the existing temporary facility up until 31st September 2019. Please see the submitted School Travel Plan prepared by the Robert West and Chichester Free School for full details.

Conclusion

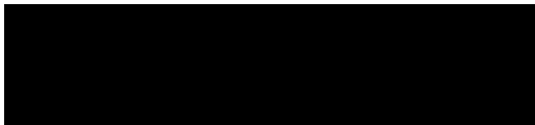
The ESFA is seeking to vary Condition 3 of planning permission BE/49/17/PL to retain the existing temporary buildings until 31st September 2019.

This planning application demonstrates sound compliance with all relevant development plan policies. Furthermore, the application is supported by key provisions in the NPPF, including the presumption in favour of sustainable development and the attachment of great weight to the need to create, expand and alter schools. Therefore, in the absence of any material considerations indicating otherwise, the applicant respectfully requests that the Council grants planning permission for this proposal.

We trust that this letter and provides sufficient information to assess this Section 73 application. Should you wish to discuss this application further, or require any additional information, please do not hesitate to contact Nicholas Milner at this office. Otherwise, we look forward to receiving written confirmation that the application has been registered.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



Nicholas Milner
Senior Consultant