

Recommendation Report for County Matter Consultation

REF NO:	FP/82/18/WS
LOCATION:	Felpham Community College Felpham Way Felpham PO22 8EL
PROPOSAL:	Application under Regulation 3 of the Town and County Planning General Regulations 1992 for the demolition of existing temporary music accommodation, existing temporary classrooms & existing technology space (former farm building). New 4 class temporary accommodation, for duration of build contract. New 3 storey building comprising 15 classrooms, 5 ICT rooms, 3 music rooms, Drama Space, Vllth form area, 4 technology rooms (2 food and 2 resisitant materials), graphics roof, supporting spaces, offices, toliet and storage, 2 x new build changing rooms for dirty changing & 2 new science labs. This application will be determined by the WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The following developments are proposed; 1) Demolition of existing temporary music accommodation, existing temporary classrooms & existing technology space (former farm building). To be replaced by the bike store and 2 areas of hardstanding (see below). 2) New 4 class temporary accommodation, for duration of build contract. A modular block 15 metres by 10 metres in external ground floor measurement, 3.2 metres in height approx. with access ramps and railings outside of the building. The building is located to the north of the school building on an existing area of hardstanding adjacent to the playing fields.. 3) New 3 storey building comprising 15 classrooms, 5 ICT rooms, 3 music rooms, Drama Space, Vllth form area, 4 technology rooms (2 food and 2 resistant materials), graphics roof, supporting spaces, offices, toliet and storage. In the south western corner of the site. An L shape block wrapping around the south western corner of the existing school building consisting of; A ground floor music drama and sixth form block measuring
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38 metres by 30 metres forming the foot of the L adjacent to the southern part of the western boundary of the site. It would have a central pitched roof with an eaves height of 3 metres and a central peak of 5.5 metres with flat roof sections to the north and south at 3 metres in height.

A 3 story classroom block forming the body of the L shaped building with a service building (6 metres by 5 metres approx.) on top forming a fourth storey over part of the block. The 3 storey block would be 50 metres in length by 22 metres in width close to the southern frontage of the site set approximately 30 metres back from the A259 from Littlehampton to Bognor Regis in Felpham. The flat roof height of the main building with 12 metres with a railing 50 cm height on top around the exterior. Including the service building on top the total height would be 14 metres.

Materials

The sloping roof would be profiled metal and the facing materials two different colours of brick (red and blue) with two shading vents projecting at second and third floor levels and a porch roof structure attached at ground floor above the main doors. The windows and doors would be of a modern style made with frames of powder coated aluminium.

There would be a solar panel array and extractor fan located on the third storey roof.

4) Extension of existing science lab building.

Two new classrooms adding an additional 180 sq.m. of internal classroom space (9metres by 24 metres external measurements) would be added by extending the current Science classrooms southward to the east side of the existing school buildings. Its design and materials of external construction would match the current design of the science class rooms with a large mono pitched roof 3 metres in height to the south and 6 metres in height to the north where it adjoins a similar shaped mono pitched roof of the existing science classrooms.

5) Addition of first floor to changing rooms

The current changing rooms and associated service rooms for the playing fields to the north of the school grounds has a floor area of 34 metres by 34.5 metres.

The first floor extension would be built on top providing additional changing rooms, a classroom and semina room. It would be constructed of brick to match existing with powder coated aluminium windows and a profiled metal roof above the first floor. The height of the extended building would be 6 metres to the eaves and 8 metres to the peak of the pyramidal roof. Two open sided porch roofs would be added to the existing round floor exits.

6) Provision of additional hardstanding play areas in two locations in the south east corner of the site

a) 35 metres x 38 metres

b) 34 metres x 33 metres

7) Extension of the access road toward the new 3 storey building by approximately 15 metres including the creation of 12 additional car parking spaces adjacent to the existing car parking areas to the west of the site accessed from the Felpham Leisure Centre access road.

8) Provision of additional bike storage - a secure bike compound 13 metres by 7 metres with a height of approximately 2 metres to accommodate 60 bicycles adjacent to the changing room development in the north west corner of the site. Indicative photographs of curved perspex covered 'lean to' sheds open to the front with associated bike stands have been provided.

SITE AREA

1.22 hectares.

TOPOGRAPHY

Predominantly flat.

TREES

Various trees on site impacted by the proposed development have been considered by WSCC.

BOUNDARY TREATMENT

A variety of 2 metre fences including mesh and railing fences to the north, east and west of the site with a landscaping belt along the southern boundary with the A259. The site is open to the Felpham Leisure Centre to the south of the site.

SITE CHARACTERISTICS

An existing secondary and sixth form school with playing extensive playing fields to the north.

CHARACTER OF LOCALITY

The site itself is adjacent to the boundary of the built up area of Felpham bounded by countryside to the north, a residential area to the eastern boundary, Felpham Leisure Centre and countryside beyond to the west and the A259 in Felpham to the south. Footpath on the eastern boundary of the site.

RELEVANT SITE HISTORY

BR/171/69	Primary And Comprehensive Schools And Playing Fields	No Objection 30-06-70
BR/864/74	New Intermediate School And New Science Block	Deemed Perm 11-03-75
BR/75/73	Phase I Of A Comprehensive School Amounting To 20% Of The Total Value Of The Complete Development	No Objection 04-04-73

FP/66/15/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for amendment of Condition 1 of planning permission WSCC/044/10/FP to allow the continued siting & use of a temporary classroom unit. This application will be determined by WSCC.	No Objection 17-04-15
FP/212/13/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for amendment of condition 1 of planning application FP/198/08 to allow the continued siting and use of 1 double Temporary Classroom unit - This application will be determined by West Sussex County Council	No Objection 16-12-13
FP/102/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for construction of a two storey changing room block with office, teaching space and equipment store. (This application will be determined by West Sussex County Council).	No Objection 29-06-10
FP/57/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the continued siting and use of 1 no. temporary classroom unit. (This application will be determined by WSCC).	No Objection 23-04-10

Various application since the school has been built have been approved developing the school use on the site.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/a.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/a.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

CLASS A ROAD

OUTS BUILT AREA

SPEC CONT ADVTS

NO PUBLIC SEWER

PD RESTRICTION

DEVELOPMENT PLAN POLICES

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

GEN3	Protection of the Countryside
GEN9	Foul and Surface Water Drainage
GEN12	Parking in New Development
GEN32	Noise Pollution

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

C SP1 Countryside
D DM1 Aspects of Form and Design Quality
D DM4 Extensions & Alterations to Existing Buildings
D SP1 Design
QE DM1 Noise Pollution
QE SP1 Quality of the Environment
T SP1 Transport and Development

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

Felpham Neighbourhood Plan 2014 POLICY ESD5 Surface water management

Felpham Neighbourhood Plan 2014 POLICY ESD8 Building design

Felpham Neighbourhood Plan 2014 POLICY ESD9 Tree protection

Felpham Neighbourhood Plan 2014 POLICY
ESD10 Design details

Felpham Neighbourhood Plan 2014 POLICY CLW2 Leisure facilities

Felpham Neighbourhood Plan 2014 POLICY CLW7 Local Open Spaces

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, Modified - Arun Local Plan - January 2018 Consultation Version, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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. Consultation and a further examination in public has taken place. The examination was completed in September 2017. The Main Modifications have been amalgamated with the Arun District Local Plan 2011-2031 (Publication Version) October 2014 to form the 'Modified - Arun Local Plan (2011-2031) - January 2018 Consultation Version' which was out for public consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

In conclusion the emerging Local Plan, the 'Modified Arun Local Plan - January 2018 - Consultation Version', is at a very advanced stage and carries significant weight.

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.

The relevant policies of the Felpham Neighbourhood Plan are considered within this report.

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 application proposes a new 3 storey block of classrooms, a science block extension, a first floor extension to existing changing rooms, a temporary 4 classroom block, a new access road, new parking and cycle parking spaces and addition hardstanding play areas within the curtilage of the existing school buildings with the major 3 storey block on the southern boundary of the site adjacent to the A259

Felpham Road.

The application clearly sets out a need for additional academic accommodation to expand Felpham Community College from a school catering for 240 pupils per year group plus sixth form to 300 pupils per year group plus sixth form including temporary accommodation during the period of the building contract

None of the land for proposed permanent or temporary buildings encroaches upon land designated as Local Open Space within the Felpham Neighbourhood Plan under policy CLW2 and policy CLW7.

The new buildings would be visible from external viewpoints with the highest 3/4 storey building being predominantly obscured from public view due to the landscaping belt along the southern boundary with the A259. The proposed buildings are not considered to be unattractive and of an appropriate scale and far enough away from residential properties to not result in any harm to visual or residential amenities.

It is recommended that no objection be raised to the application.

RECOMMENDATION

NO OBJECTION