

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 29 April 2021 18:02

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: F/1/21 PL - Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).

Please scan as correspondence with agent

Anita Gardner

Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: paul collins [REDACTED]

Sent: 29 April 2021 17:51

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: F/1/21 PL - Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).

Dear Anita

Thank you for your e mail.

It is my view that this application should not be determined under delegated powers (refuse or approve) and should be determined by the development control Committee as it now is or the new Planning Committee to be formed after 19 May 2021.

The Town and Country Planning (Use Classes) Order 1987 as amended on 1st September 2020 revoked the former class D (which made explicit reference to schools of the type you describe) and introduced the new use class F - Local Community and Learning with F1 being Learning and non-residential institutions Use (not including residential use) defined in 7 parts and F1(a) is 'Provision of education' and hence my description .

In this regard I would be happy for any approval being subject to a condition clarifying and restricting the approved use to open space as defined at Town and Country Planning Act 1990 5336 and the education use to those purposes specified at use class F - Local Community and Learning F1(a).

As stated the application is made for the change of use of the land only and permission for access (if required) and any operational development required as a consequence of implementing either of the uses proposed (if approved) would require separate planning permission. Therefore the evidence you request regarding access is not required. Also I do not agree with the consultation response from WSCC Highways in that I do not agree with the assertion that the suitability or otherwise of the use of the site for the uses proposed turns on transport assessment work and the consultation response does not therefore amount to a defensible reason for refusal as your e mail seems to suggest.

No access requiring such assessment forms part of the application and the Highways consultation was not therefore required (WSCC Highways are not a statutory consultee in such circumstances) and the suitability of the site for the purposes specified is a matter of principle and is a planning decision for ADC to make without knowing what tea access arrangements are to be. (see PPG at <https://www.gov.uk/guidance/consultation-and-pre-decision-matters#Statutory-consultees> and at <https://www.gov.uk/guidance/use-of-planning-conditions> in this regard)

Finally since you identify no conflict between the proposals and any specific development plan policy if you are minded to recommend refusal please can you let me see the suggested reasons for refusal in advance of any decision being made so that we may discuss whether or not these may be avoided or addressed by way of conditions on any approval in accordance with best practice. Ditto if you are minded to recommend approval subject to conditions.

Thank you

Paul Collins BA (Hons) DipTP

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: Thursday, April 29, 2021 2:17 PM

To: paul collins

Subject: RE: F/1/21 PL - Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).

Dear Paul,

Your e-mail has been placed on file and I can advise that the application will not be determined by Development Control Committee unless it is recommended for approval.

Prior to writing my officer report I would appreciate clarification of the following details:

- the description in the applications refers to education. What is meant by educational purposes? Is it Primary, Secondary, FE, playing field?
- how will the use be accessed?
- do you have any evidence to demonstrate that the access is acceptable given the response from County Highways ?

Regards

Anita Gardner

Anita Gardner

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From: paul collins [REDACTED]
Sent: 20 April 2021 11:04
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: F/1/21 PL - Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).

Dear Anita

I refer to my e mail below to which I have received no reply.

Please can you confirm that given the importance and relevance of this matter to the successful delivery of the Council's unimplemented Strategic Allocations in the western part of the district, the Group Head of Planning will exercise his discretion to ensure that this application will be determined by the DCC at its meeting on 26 May 2021 and not by Officers acting under delegated powers.

Please place this e mail and any reply on the file.

Thank you

Paul Collins BA (Hons) DipTP
[REDACTED]

From: paul collins [REDACTED]
Sent: Saturday, April 10, 2021 2:25 PM
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: F/1/21 PL - Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).

Dear Anita

Thank you for your e mail.

As confirmed by the Supporting Statement and Evidence Audit provided please note the following facts for the file when writing your report:

1. The application has not been advertised as being a departure from the development Plan
2. ALP 2018 Policy INF 2 New Secondary School states: *A minimum of one 6 form entry Secondary School with expansion land for a 4 form entry expansion adjacent shall be provided on a site of at least 10 hectares to serve the new growth in Arun District. The broad location of search is defined as being in the central part of the district based on the increase to the pupil population from the Strategic Sites.*
3. The S106 Agreements relating to the OPPs granted for the strategic sites in the western part of the district to date (SD1 and SD2 Pagham, SD6 Fontwell, SD7 Yapton and SD10 Climping) include reference to a financial contribution to be made towards the land and build cost for such a school.
4. The proposed site for the secondary School in this application is 10 hectares in area and is within Site F identified by the ADC Planning Policy Sub Committee as the ADC Preferred location for the secondary school at its meeting on 27 February 2019

5. The site adjoins the strategic Allocation SD8 Ford and the "The Landings" Masterplan Document November 2020 endorsed by the DCC at its meeting on 3 February 2021 includes indicative Plans which show vehicular, pedestrian and cycle access to the subject site.
6. The plans submitted in support of the Outline application with all matters except access reserved submitted in order to implement the SD8 allocation under reference F/4/20 OUT also show vehicular, pedestrian and cycle access to the subject site but despite that application having been under consideration for some 14 months it remains undetermined at this date.
7. All of those matters raised by third parties and Consultees in respect of the subject application could be addressed by way of suitably worded conditions on any planning permission for the change of use sought and none amount to justifiable reasons for refusal.

Please place this email and any response on the file

Thank you

Paul Collins BA (Hons) DipTP

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]

Sent: Friday, April 9, 2021 9:52 AM

To: paul collins

Subject: RE: F/1/21 PL - Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).

Dear Paul,

The application will be written up sometime after the end of next week when essential maintenance on the system has been undertaken. There will be an inevitable increase in the number of applications which require sign off in the first week after closure of the system so I would anticipate that there will not be a decision issued within the next 2 weeks. It is not my intention to await a decision on F/4/20/OUT before determining the application.

Regards

Anita

Anita Gardner

Principal Planning Officer,
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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: paul collins [REDACTED]
Sent: 06 April 2021 13:49
To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>
Cc: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: F/1/21 PL - Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares).

Dear Anita

Now that the consultation period for this application has expired please can you confirm when I might expect to receive a decision on same and whether or not that decision will be made alongside any decision to be made in respect of F/4/20 OUT given their inter dependence.

Thank you

Paul Collins BA (Hons) DipTP
[REDACTED]

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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