



7.0 Planning Statement

Cornfield School,
Littlehampton

West Sussex County
Council

14 April 2014

Job No 1688



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7.1 Introduction

- 7.1.1 This planning application is for a two classroom extension and support facilities to Cornfield School, Cornfield Close, Littlehampton West Sussex BN17 6HY.
- 7.1.2 Cornfield School is a special school in Littlehampton which currently caters for secondary aged children. However, from Easter 2014, the school will also accommodate KS2 pupils. The school caters for children with social, emotional and/or behavioural difficulties.
- 7.1.3 Nationally and locally pupil numbers are rising and there is an increased demand for places for children with more complex needs. Grant funding has been secured to provide additional places at seven special schools throughout West Sussex. Cornfield School requires an additional 24 places for September 2015. The school will remain operational throughout the duration of the project. The new building will meet the recognised standards as set out in the DfE Building Bulletins.
- 7.1.4 The school was constructed in the early 1990s and has never been extended. A feasibility study was undertaken to consider the best way to extend each school within the programme.
- 7.1.5 A number of changes are required to Cornfield School to cater for the increase in pupil numbers and also the addition of KS2 children. The school is undertaking a remodelling project to create teaching space for the KS2 children and this will be completed in readiness for Summer Term 2014.
- 7.1.6 The main capital project will provide an ASD (Autistic Spectrum Disorder) wing with two classrooms, withdrawal and group rooms, office and ancillary accommodation. The new facility will provide purpose-built accommodation in a safe and secure environment for the children with autism. The total gross internal area of the building is 226m².



Site location

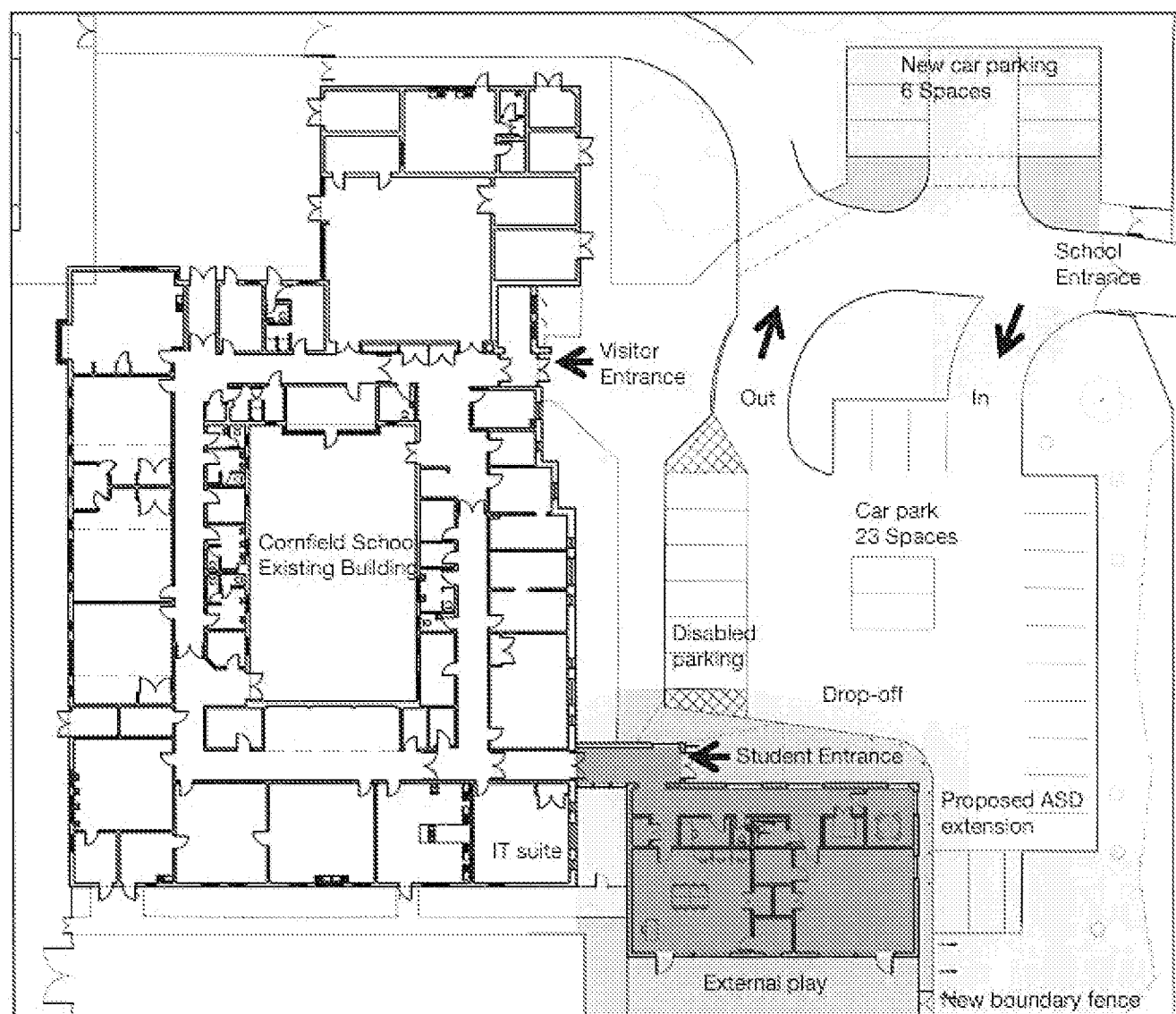
7.1 Introduction/cont.

7.1.7 In addition, adaptations are required to the car park area to create a dedicated in/out arrangement, which will assist with the turning circle for minibuses and taxis, and additional parking spaces due to the increase in staff numbers.

7.1.8 Access to undertake the construction works will be via the school main entrance off of Cornfield Close. The contractor's compound will be partially located on WSCC land adjacent to the school. This will ensure that the contractor's compound will accommodate less of the school car parking area and reduce the impact on drop off and pick up times.

7.1.9 The accommodation to be provided and the proposed layouts have been agreed with the Headteacher and Governing Body.

7.1.10 The Children's Start of Life Capital Programme 2014/15 includes the secured Targeted Basic Need Programme grant for the schools. Because the funding has to be expended by spring 2015 the following programme is required:
Planning application: April 2014
Start on site: July 2014
Completion: February 2015
Occupation: March 2015



Site Plan

7.2 Planning Policy

- 7.2.1 This is a Regulation 3 Application being submitted to West Sussex County Council (WSOC). The site lies within the boundary of Arun District Council who will be a consultee.
- 7.2.2 The development will need to respond to Arun Council Local Plan dated February 2014. Listed below are the relevant policies to this site and how the development addresses them.
- 7.2.3 In our discussion with WSOC planning officer they have confirmed that the scope of works will be classed as a minor development. The site does not have any notation to key policies or special designations on Arun District Council Proposals Map.
- 7.2.4 Policy SD SP1 Sustainable development
The proposed extensions and choice of materials and construction methodology will meet the aims of the policy. This is an existing school site with its existing infrastructure, travel arrangements and policies close to local community and transport networks.
- 7.2.5 Policy SD SP2 Built-up Area Boundary
The site falls within the built-up area boundary.
- 7.2.6 Policy LAN DM1 Protection of landscape character
The extension provides landscaping appropriate to the use of the school for special needs students and uses similar paving and fencing materials. There are no significant landscape features on or around the site.
- 7.2.7 Policy D DM4 Extensions and alterations to existing buildings
The single storey pitched roof extension is visually subservient to the main building and its scale, form and materials are sympathetic with the main school building. It does not impact upon neighbouring buildings and dwellings. Refer to design report.
- 7.2.8 Policy ECC SP1 Adapting to climate change
The building is not in a flood risk area and its surface water drainage is via a soakaway. Cross flow natural ventilation to the classrooms and eaves overhang to south will assist in moderating the internal environment.
- 7.2.9 Policy OSR DM1 Open space, sport & recreation
The proposed extension does not impact upon existing sports or playing fields or surfaces. It does not have any significant visual impact from surrounding open space.
- 7.2.10 Policy HER SP1/DM1/DM3/DM4 The historic environment
The site does not lie within a Conservation Area or Area of Special Character and the adjacent buildings are not listed.
- 7.2.11 Policy HER DM6 Sites of Archaeological Interest
The desk based study has concluded that based on the previous below-ground impacts and small scale nature of the proposed design, it is unlikely that the proposed development will impact upon any belowground archaeological deposits.
- 7.2.12 Policy ENV SP1 Natural environment
Policy ENV DM5 Development and biodiversity
The site area is designated as of low ecological value.
- 7.2.13 Policy ENV DM4 Protection of trees
No trees will be removed or be within the working area of the site. Some small shrubs and saplings will be removed.
- 7.2.14 Policy W DM2 Flood risk
The site is not defined at risk on the Environment Agency Flood map.
- 7.2.15 Policy W DM3 Sustainable Urban Drainage System
The surface water from extension roof will be disposed of via a new soakaway. Refer to drainage drawing for details.
- 7.2.16 Policy WM DM1 Waste management
There are no demolitions proposed. Excavated material for foundations will be disposed off site. The contractor will be part of the Considerate Contractors Scheme.
- 7.2.17 Policy QE DM1 Noise pollution
The new extensions will not generate any noise from new plant. The extensions will be subject to the same noise levels as the existing school buildings. We have submitted a construction plan and methodology for this site.
- 7.2.18 Policy QE DM2 Light pollution
Additional lighting is proposed to supplement existing low level bollard fittings to the new parking area and around the building. This is for the safety and security of staff and students. The external lights will be linked to a time clock. Refer to external lighting drawing/detail submitted with the application.
- 7.2.19 Policy QE DM4 Contaminated land
There is no evidence of contamination on the site. Refer to soils investigation report.

7.3 Consultations

- 7.3.1 A number of meetings were held with senior staff at Cornfield School, Littlehampton to develop the scheme and the full Governing Body gave their approval to the project during February 2014.
- 7.3.2 Following support and approval from the school's Governing Body, a Public Information Event was held. This Event took place on 6th March 2014 between 3pm and 6pm. The Public Information Event was advertised by hand delivered letters to neighbouring residential properties and also sent home to parents and carers through the school newsletters.
- 7.3.3 Over 24 people attended the public event. No written comments were received from residents at the event but the following verbal comments were made:
- Pitched roof preferred to a flat roof
 - The rearranged access for pick-up and drop-off was welcomed
 - A separate unit for students with ASD would be of benefit to them
 - The new boundary fence would deter people taking short cuts across the school frontage
- 7.3.4 Following the public information meeting, a Sketch Plan Panel was held with the Cabinet Member for Children – Start of Life and the local West Sussex County Council Local Member. The Panel reviewed the proposals and gave permission to a planning application being submitted.
- 7.3.5 A meeting was held with Chris Bartlett (WSCC Planning Officer) and Dominic Smith (WSCC Highways) on 24 February 2014. Comments raised at the meeting which have been subsequently addressed or detail submitted are:
- Consider pitched roof in relation to existing building
 - Construction access to site

7.4 Summary

- 7.4.1 The proposed extension is a minor development and will meet the needs of a growing school population in Littlehampton and its surrounding area.
- 7.4.2 The proposed development does not significantly impact upon the landscape. Or neighbouring properties
- 7.4.3 The existing site infrastructure is capable of accommodating this modest extensions and additional parking is being provided. The nature of the students needs mean that they arrive and depart in mini-buses and taxis and dropped off/ pick up at the school entrance not in surrounding streets.
- 7.4.4 The scale, massing and materials proposed for the new extension is appropriate to its context.