REPORT UPDATE

Application No: LU/255/10/

Reason for the Update / Changes

Reason for Update/Changes:

Officers Comment:

The changes to recommendation show under Officers Recommendation at the end of the attached report.

Additional Representaions/Consultations

Environmental Health Officer - Potential for noise to impact upon residential properties. Suggest hours of operation are confirmed and condition EHN13 (scheme of sound insulation).

Southern Water - All existing infrastructure should be protected during construction. Requests that following conditions and informative is attached to any permission.

The developer must agree with Southern Water, prior to commencement of development, the measures to be undertaken to protect the public water supply and sewer mains.

Construction of the development shall not commence until details of the proposed means of foul and surface water disposal have been submitted to, and approved in writing by, the local planning authority in consultation with Southern Water.

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a seer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Wichester, SO23 9EH or www.southernwater.co.uk.

Petition received (signed by four households) (this petition has been forwarded to WSCC) objecting on the grounds of;

* anticipated noise levels from new road
* adverse impact on privacy as a result of the proposed access road with high use in close proximity to rear of properties
* concern over use of this road for extra activities and extended hours
* concern over levels of pollution

Recommendation

Following the receipt of the above comments, it is recommended that the response to WSCC (as set out in the Recommendations section of the report) is slightly amended to now read;

Arun District Council welcomes the proposals and the south west facing aspect of the building. It is considered that the proposed three storey scale is appropriate and the simple contemporary design is supported. It is hoped that the building, as erected, will retain the proposals for high quality materials and finishes.

Arun District Council also welcomes the increased provision for cycle parking (315 spaces) within the proposals. However, it is disappointing that only 140 of these spaces are covered. Whilst it is recognised that the new access includes provision for pedestrian and cycle access, the overall proposals would have been assisted by taking the opportunity to extend surrounding cycle routes and enhance existing ones.

The additional provision of sports facilities is welcomed and the agreement between the Academy and Arun DC for community use of these facilities is to be supported.

Arun District Council supports the proposals. However it is recommended that planning conditions (and informative) are included in respect of;

* The possibility of contamination being found that has not been identified and LPA approval being required for an amended remediation statement.
* A verification report being submitted to and approved by the LPA.
* The all weather pitch should cease use at 2100 hours.
* Biomass boiler emission rates should be measured and monitored. If the boiler is increased in size, a further air quality assessment should be provided.
* Restriction of use to hours that will not result in adverse impact during un-neighbourly hours to residential properties that adjoin the proposed access.
* The developer must agree with Southern Water, prior to commencement of development, the measures to be undertaken to protect the public water supply and sewer mains.
* Construction of the development shall not commence until details of the proposed means of foul and surface water disposal have been submitted to, and approved in writing by, the local planning authority in consultation with Southern Water.

* Informative - A formal application for connection to the public sewerage system is required in order to service this development. To initiate a seer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Wichester, SO23 9EH or www.southernwater.co.uk.

Finally, it appears that drawing 2133_GAD-400003_C (demolition plan) is incorrect as the buildings identified for demolition are those shown as retained in the site plan.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

LU/255/10/

REF NO: **LU/255/10/**

LOCATION: Littlehampton Academy
Hill Road
Littlehampton

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for part demolition and redevelopment of existing Littlehampton Academy to create a new 1900 pupil academy including associated sporting facilities and access

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed redevelopment of the Littlehampton Academy site with new school layout, buildings and vehicular access. The Academy will accommodate 1,900 pupils, including 250 pupil 6th form and a special support centre. A new 2-3 storey school building is proposed to the south west corner of the site. This will accommodate the majority of the schools accommodation. Several existing buildings are retained in the proposals, which are to be refurbished. The major new structure will provide a new entrance to the school and overlook the extensive sports areas. It is proposed to finish this building in a mix of buff and tan bricks with coloured rain screen cladding. Windows will be powder coated aluminium with small stained glass panels (of varying colours) included on the elevations. A new vehicular access is proposed from the junction with Fitzalan Road. Part demolition of the Elm Grove Primary School is required to accommodate the new access but the school is to be closed in the summer of 2011. A new all weather sports pitch is proposed.
SITE AREA	12 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	There are a small number of low category trees that will need to be removed. These are principally towards the eastern boundary of the site. Significant new landscaping is proposed to delineate routes through the site, 'soften' areas of hardstanding and reinforce boundaries.

BOUNDARY TREATMENT	
SITE CHARACTERISTICS	Site located off of Hill Road and comprises existing school buildings, all weather sports pitch, tennis courts and amenity grassland. Current buildings date from the 1960's and accommodate 1,700 students.
CHARACTER OF LOCALITY	Site bounded to the south, east and west by residential properties. Nursery school directly to the south.

RELEVANT SITE HISTORY

LU/14/99/	New teaching block.	Approve Cond 26-02-1999
LU/195/04/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for a single storey pitched roof, business & enterprise centre to include 5 classrooms with offices and toilets. (This application will be determined by the West Sussex County Council)	No Objection 17-06-2004
LU/240/07/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for Installation of 11 modular classrooms, 1 office and 1 staff area (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 10-08-2007
LU/193/06/	Outline application under Regulation 4 of the Town & Country Planning General Regulations 1992 for the development of the site with 200 dwellings, vehicular access onto the A259 and associated affordable housing, public open space & community facilities in accordance with adopted local plans policies. Affects a Public Right of Way.	Withdrawn 11-12-2007
LU/8/10/	Application under Regulation 3 of the Town & County Planning General Regulations 1992 for the continued siting and use of a Temporary Classroom Unit (This application will be determined by WSCC)	No Objection 09-02-2010
LU/198/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for relocation of 3 nr modular buildings, to be used as teaching and office accommodation until July 2012. (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 17-08-2010

LU/119/55	New secondary modern school for boys	No Objection
LU/143/55	Erection of additional domestic science room	No Objection
LU/149/60	Two timber hutted classrooms	No Objection
LU/209/59	Erection of school	No Objection

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health;

No objection raised in respect of site investigation/ground conditions. Would recommend conditions in respect of;

· possibility of contamination being found that has not been identified and LPA approval being required for an amended remediation statement
· a verification report being submitted to and approved by the LPA.

No objection on noise and air quality issues;

· all weather pitch should cease use at 2100 hours
· biomass boiler emission rates should be measured
· if the boiler is increased in size, a further air quality assessment should be provided.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Within Built up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary
	GEN8	Development and the Provision of Infrastructure
	GEN12	Parking in New Development
	GEN32	Noise Pollution
	GEN33	Light Pollution

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG13	Transport
PPS9	Biodiversity & Geological Conservation

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

OTHER MATERIAL CONSIDERATIONS

CONCLUSIONS

This is a Regulation 3 planning application submitted to West Sussex County Council (WSCC) who will determine the application. Arun DC is a consultee only for the application and it is not the role of Arun DC to make a decision on the application. It is proposed that the wording within the recommendation section below is incorporated into a letter in response to WSCC.

The application site comprises a 12 hectare site. The existing use is for approximately 1,700 students and the current buildings date from the 1960's.

The proposals are for new buildings to accommodate 1,900 pupils. The proposals comprise;
- New buildings to the south of the site
- New primary access to connect to Fitzalan Road/East Street roundabout
- Demolition of some existing buildings

A new 2-3 storey school building is proposed to the south west corner of the site. This will accommodate the majority of the schools accommodation. Several existing buildings are retained in the proposals, which are to be refurbished. The major new structure will provide a new entrance to the school and overlook the extensive sports areas. It is proposed to finish this building in a mix of buff and tan bricks with coloured rain screen cladding. Windows will be powder coated aluminium with small stained glass panels (of varying colours) included on the elevations.

A new vehicular access is proposed from the junction with Fitzalan Road. Part demolition of the Elm Grove Primary School is required to accommodate the new access but the school is to be closed in the summer of 2011. The existing access off Hill Road is insufficient for construction access and future needs of the Academy. This new access from East Street entails partial demolition of two flint cobble walls.

It is proposed to update Littlehampton Academy Travel Plan to increase cycle trips by students by 5% and reduce single occupancy car trips by staff by 5%.

A new all weather sports pitch is proposed.

RECOMMENDATION

1 Arun District Council welcomes the proposals and the south west facing aspect of the building. It is considered that the proposed three storey scale is appropriate and the simple contemporary design is supported. It is hoped that the building, as erected, will retain the proposals for high quality materials and finishes.

Arun District Council also welcomes the increased provision for cycle parking (315 spaces) within the proposals. However, it is disappointing that only 140 of these spaces are covered. Whilst it is recognised that the new access includes provision for pedestrian and cycle access, the overall proposals would have been assisted by taking the opportunity to extend surrounding cycle routes and enhance existing ones.

The additional provision of sports facilities is welcomed and the agreement between the Academy and Arun DC for community use of these facilities is to be supported.

Arun District Council supports the proposals. However it is recommended that planning conditions (and informative) are included in respect of;

- The possibility of contamination being found that has not been identified and LPA approval being required for an amended remediation statement.
- A verification report being submitted to and approved by the LPA.
- The all weather pitch should cease use at 2100 hours but is hoped that these facilities could be used beyond the 2100 hours, especially during the summer months.
- Biomass boiler emission rates should be measured and monitored. If the boiler is increased in size, a further air quality assessment should be provided.
- Restriction of use to hours that will not result in adverse impact during un-neighbourly hours to residential properties that adjoin the proposed access.
- The developer must agree with Southern Water, prior to commencement of development, the measures to be undertaken to protect the public water supply and sewer mains.
- Construction of the development shall not commence until details of the proposed means of foul and surface water disposal have been submitted to, and approved in writing by, the local planning authority in consultation with Southern Water.

- Informative - A formal application for connection to the public sewerage system is required in order to service this development. To initiate a seer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Wichester, SO23 9EH or www.southernwater.co.uk.

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