

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Education
DATE:	20/04/2022
LOCATION:	Land West of Pagham Road and South of Summer Lane Pagham
SUBJECT:	P/51/22/PL Change of use of 12.16 hectares of agricultural land to use for Alternative Natural Green Space, Public Open Space, Allotments & SUDS Scheme (7.48 hectares) and use for a local centre comprising a library, health, childcare facilities and a 1/2 FE Primary School. This site affects a Public Right of Way & is in CIL Zone SP2 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Objection
S106 CONTRIBUTION TOTAL:	

Developers are required to mitigate the impact of their proposed developments and, where appropriate, provide or make contributions towards site specific education provision where a specific need is identified. School places are required in perpetuity to mitigate planned development.

The allocation of a school site at the above location was part of extensive negotiations between the three developers of the strategic allocations across the Pagham area, the mitigation from the three allocations meant there was a requirement for a 1FE expandable to 2FE primary school.

The application is contrary to policy H SP2a Pagham (SD1 Pagham South and SD2 Pagham North) of Arun's local Plan which states that the strategic development should incorporate land for a 2FE school and provide a 1FE school. This then resulted in a planning application under reference P/140/16/OUT for:

"Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved"

This planning permission is accompanied by a S106 agreement providing the details and mechanisms for this.

Therefore, we object to the above application as it is non-compliant with the legal agreement.

West Sussex County Council – Education Services