West Sussex County Council

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Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Sompting Village Primary School
Address line 1	White Styles Rd
Address line 2	
Address line 3	
Town/city	Sompting
Postcode	BN15 0BU

Description of site location must be completed if postcode is not known:

Easting (x)	516717
Northing (y)	104971

Description

2. Applicant Details

Title	
First name	
Surname	Director Economy, Planning & Place
Company name	Director Economy, Planning & Place, West Sussex County Council
Address line 1	West Sussex County Council
Address line 2	County Hall
Address line 3	West Street
Town/city	Chichester
Country	UK

2. Applicant Details

Postcode	PO19 1RQ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Martyn
Surname	Webb
Company name	HNW Architects
Address line 1	HNW Architects
Address line 2	61 North Street
Address line 3	
Town/city	Chichester
Country	
Postcode	PO19 1NB
Primary number	01243533300
Secondary number	
Fax number	
Email	martynw@hnw.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	0.99
Unit	hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

A new single-story classroom block; extension to the existing staff room, hall/kitchen; internal remodelling and refurbishment to existing school and external works.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Primary School - Junior and Infant.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used in the build? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Red facing brickwork with white painted weatherboarding at high level.
Description of proposed materials and finishes:	Facing brickwork to match existing, with brickwork headers above windows.

Windows	
Description of existing materials and finishes (optional):	uPVC-framed windows
Description of proposed materials and finishes:	White PPC framed aluminium windows

Roof	
Description of existing materials and finishes (optional):	Flat asphalt roof
Description of proposed materials and finishes:	Flat roof with single-ply membrane to classroom block. Staff and Hall extension to match existing roof finishes.

Doors	
Description of existing materials and finishes (optional):	uPVC-framed doors
Description of proposed materials and finishes:	White PPC framed aluminium windows

Other type of material (e.g. guttering) Downpipes and Hoppers	
Description of existing materials and finishes (optional):	uPVC rainwater downpipes / gutters
Description of proposed materials and finishes:	Grey PPC aluminium downpipes and hoppers

Lighting	
Description of existing materials and finishes (optional):	Bulkhead lighting / downlights
Description of proposed materials and finishes:	Bulkhead lighting / downlights

7. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Closed boarded fencing with hedgerow / shrubbery / soft screening / trees.
Description of proposed materials and finishes:	New hedgerow / soft screening to replace trees to be removed.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Vehicular access: direct access from Highway to car park north of school site - tarmacadam Hard standing - tarmacadam.
Description of proposed materials and finishes:	No change in vehicular access points. Hard standing: new pathway area, as part of access to classroom block; playground extension - tarmacadam. Replacement of astroturf - tarmacadam,

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

18038-HNW-SO-ZZ-DR-A-1100_SiteLocationPlan
18038-HNW-SO-ZZ-DR-A-1101_ExistingSitePlan
18038-HNW-SO-ZZ-DR-A-1200_ExistingGroundFloorPlan
18038-HNW-SO-ZZ-DR-A-1300_ExistingElevationsSheet1of2
18038-HNW-SO-ZZ-DR-A-1301_ExistingElevationsSheet2of2
18038-HNW-SO-ZZ-DR-A-2100_ProposedSitePlan
18038-HNW-SO-ZZ-DR-A-2200_ProposedGroundFloorPlanSheet1of2
18038-HNW-SO-ZZ-DR-A-2201_ProposedGroundFloorPlanSheet2of2
18038-HNW-SO-ZZ-DR-A-2300_ProposedElevationsSheet1of2
18038-HNW-SO-ZZ-DR-A-2301_ProposedElevationsSheet2of2
2019-02-22 - Sompting School - Planning Statement Revision A

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ Yes ◉ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

10. Trees and Hedges

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☑ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ◉ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ○ No

b) Designated sites, important habitats or other biodiversity features:

- ◉ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ○ No

c) Features of geological conservation importance:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

13. Foul Sewage

The existing school is served by a combined drainage system which it is assumed to connect into the public sewer network in White Styles Road to the North of the school.

Classroom extension foul connection strategy:

Foul drainage from the proposed classroom extension will be from single sink units being located within each new classroom. A small package pumping station would be required, which would pump the flows via a rising main to a new chamber (brake manhole) where it would continue to drain via gravity and connect to an existing chamber.

With the requirement for Type 1 pump stations to be a minimum 5m from habitable buildings this would position the proposed pump station to the South of the extension towards the edge of the school playing field. The rising main from this pump station could then connect to either the existing chamber in the Southwest corner of the netball court to the front of the school, or alternatively to the existing chamber in the vicinity of the existing school kitchen. With the drainage from the chamber in the vicinity of the existing kitchen passing under the footprint of the main school building it is considered preferable to connect to the chamber in the Southwest corner of the netball court for ease of future maintenance.

Staffroom / Hall extension foul connection strategy:

There are no explicit details of the proposed foul water connections to be provided within the central extension works although with part of these works being to extend the existing school kitchen it is envisaged that provisions for foul water drainage will be required. Existing survey information provided indicates existing combined water drainage chamber to be present adjacent to the proposed staff room extension. Although it should
be noted that this existing drainage is very shallow, 0.3m deep, and consideration should be given to keeping any proposed new drainage connections as close as possible to this existing chamber. Survey information provided also indicates an existing toilet block to be located adjacent to the Northeast corner to the existing staff room which may provide a suitable point for connections from the staff room if located within in this vicinity. It is
not anticipated that the Hall extension and adjacent store will require any foul drainage connections however if required an existing combined water chamber is located externally and adjacent to these stores which should provide an adequate point of connection.

Foul and surface water drainage report reference: 23-20-19-3-6035-RIBA2
Topographical survey: 18038-HNW-SO-ZZ-DR-A-1101_ExistingSitePlan

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	2725.7	0	424.3	424.3
Total	2725.7	0	424.3	424.3

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? ◉ Yes ○ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	51	21	0
Proposed employees	6		

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ○ The agent
- ◉ The applicant
- ○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

23. Pre-application Advice

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

○ The applicant
◉ The agent

Title	
First name	
Surname	Webb
Declaration date (DD/MM/YYYY)	21/01/2019

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	21/01/2019