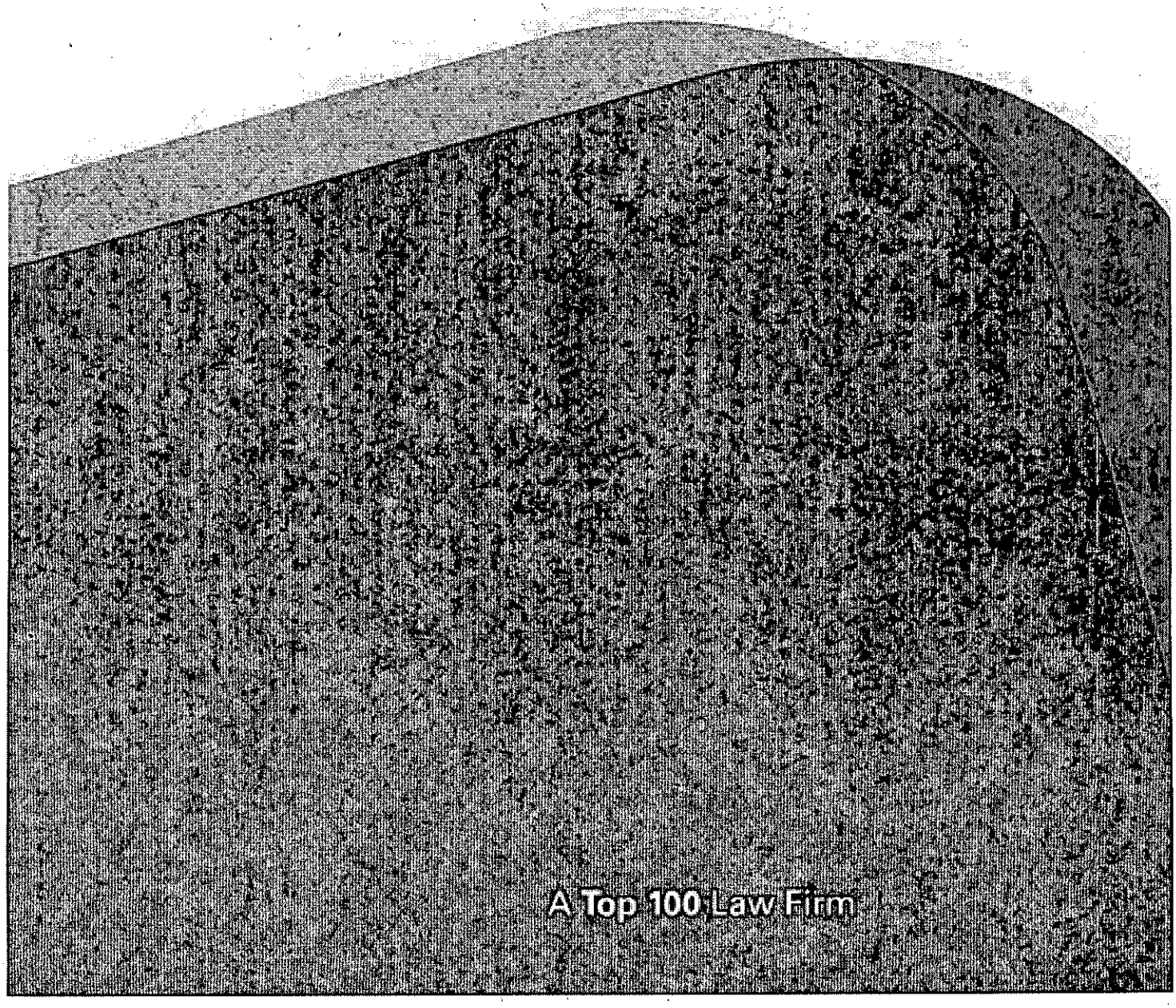
DMH Stallard

Appeal Statement of Case

Former Willows County First School
Building, Irene Avenue, West Sussex



DMH Stallard

Outline Application (all matters reserved) for the erection of 23 houses and flats (with one, two, three and four bedrooms or one, two, and two-and-a-half storeys) and ancillary works

at

Former Willows County First School Building, Irene Avenue, West Sussex

Appeal Statement of Case

on Behalf of

West Sussex County Council - Valuation & Estate Management

December 2011

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Date: 20 December 2011

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1. Introduction

1.1 This Statement is submitted on behalf of West Sussex County Council ("the Appellant") in respect of the appeal against the refusal of Adur District Council ("the Council") to grant outline planning permission for the demolition of all the existing buildings and the redevelopment of the site with 23 houses and flats (with one, two, three and four bedrooms and of one, two and two-and-a-half storeys) and ancillary works ("the Scheme") at former Willows County First School, Irene Avenue, Lancing, West Sussex ("the Site").

1.2 This Statement sets out the Appellant's case in further detail and supplements the Grounds of Appeal.

2. The Site and Surroundings

2.1 The Site comprises the former Willows First School buildings, accessed from Irene Avenue, and the former youth hut, West Lane Youth Centre, accessed from West Lane.

2.2 The Site measures 0.65 ha. It is largely rectangular to the west and narrows to an L-shape to the east. It is located in a residential area, bordered to the north by two-storey houses in Irene Avenue and West Lane, and by single-storey bungalows in Pemberton Close. The Site is bordered to the south by the playing fields of The Globe Primary School.

2.3 The former youth hut is one of the oldest temporary buildings owned by the Appellant, and is understood to have been erected in the late 1940s/early 1950s. As demonstrated by the photographs of the Site (**Appendix A**) and set out in detail in the Conditions Report (at **Appendix B**) conducted in 2008 by Mr Sandy Driscoll, who is a very experienced building surveyor employed by the Appellant, the condition of the hut is very poor. The asbestos roof is reported to require replacing. The window frames and the timber cladding to the exterior of the building are rotting and also require replacing and/or repairing. Internally, the ceiling panels require attention, and additional works to enable the building to fully comply with the accessibility provisions of the Equality Act 2010 are also required.

3. Planning History

3.1 An application (reference ADC/0282/10) for outline planning permission to build 23 houses was made 2 August 2010. It was recommended for approval by the planning officer; however, following a resolution of the Council planning committee on 8 November 2010, it was refused on 20 December 2010.

3.2 The application was refused for the following reason:

1. The proposed residential development is unacceptable because the land is not allocated in the Adur District Local Plan or otherwise identified for residential use, and the Local Planning Authority is not satisfied, on the information currently available, that the school and youth facility is no longer required to serve the local community. The proposed development would therefore conflict with saved Local Plan policy ASC5.

3.3 The Appellant re-submitted the application for outline planning permission (reference ADC 0069/11) on 22 February 2011, and the application was again recommended for approval by the planning officer (**Appendix C**), but following a resolution of the Planning Committee on 9 May 2011, it was again refused by the Council on 13 May 2011 (**Appendix D**).

3.4 The application was refused for the following reason:

1. The proposed residential development is unacceptable as the Local Planning Authority is not satisfied, on the information currently available, that the community facility (youth services hut) is no longer required to serve the local community. The proposed development would therefore conflict with saved Local Plan policy ASC5.

4. The Scheme

4.1 In the resubmitted application, the Appellant sought to address the previous reason for refusal by clarifying further the reasons the Site is surplus to the Appellant's education requirements. The Appellant also dealt with concerns that the loss of the youth hut would be an unacceptable loss of local community facilities. Parking provision within the development has been increased by five spaces on the illustrative layout in response to concerns expressed by local residents to application ADC/0282/10 that the parking provision was inadequate.

4.2 The illustrative plans supplied with the Grounds of Appeal show 15 houses, 2 bungalows and 6 flats, comprising:

- 2 four-bedroom houses,
- 10 three-bedroom houses,
- 3 two-bedroom houses,
- 2 two-bedroom bungalows,
- 4 two-bedroom flats, and
- 2 one-bedroom flats.

4.3 The illustrative layout shows 13 houses accessed from Irene Avenue and 10 units (6 flats, 2 bungalows and 2 houses) accessed from West Lane. It includes frontage development to both Irene Avenue and to West Lane, with the remainder in the form of 2 culs-de-sac with no through route across the Site. The density of the development amounts to 35.5 dwellings per hectare, which is broadly in keeping with the density of the areas to the east and north of the Site, and represents an efficient use of land.

4.4 The affordable housing allocation is to be 7 of the 23 dwellings, which constitutes 30% of the development, which complies with the Council's Interim Supplementary Planning Guidance for Affordable Housing 2004. This would comprise 5 Social Rental Units (1 x 2 bedroom, 3 x 3 bedroom and 1 x 4 bedroom) and 2 Intermediate Affordable Housing (1 x 1 bedroom and 1 x 2 bedroom), which has been secured by an executed s.106 unilateral undertaking, to come into effect on commencement of development, should the appeal be granted.

4.5 Some of the dwellings are shown as having their own accesses and parking spaces directly from the road. Others are served by parking courts within the development. 45 spaces are proposed (compared to 40 previously), at a ratio of one space per unit (23) with the remaining 22 spaces allocated to visitor parking. There is a central amenity space on the Irene Avenue side of the development.

4.6 The development would achieve Level 3 of the Code for Sustainable Homes, and would utilise a renewable energy source (probably solar or photovoltaic panels) and provides for rainwater collection, amongst other measures.

5. Planning Policy Context

5.1 The Council rely on Adur District Council Local Plan 1996 Policy ACS5 which was permitted to be saved in 2007. This policy states:

"The District Planning Authority will support or permit proposals to develop, extend or improve community facilities within the built-up area, subject to compliance with other policies in this Local Plan. Such facilities should incorporate appropriate provision for people with disabilities. Development which would involve the loss of an existing community facility will not be permitted"

5.2 According to the Council's reason for refusal, the development only conflicts with local policy ACS5 because the Council was not satisfied, ***on the information currently available***, that the community facility (youth services hut) is no longer required to serve the local community.

5.3 We have been unable to ascertain precisely what information was available to the Council in reaching this decision.

5.4 Although it is the site of a former school, it is not identified or allocated for any particular use or development in the Local Plan. Residential infilling and redevelopment of unidentified sites is needed to meet the Council's 5 year housing land supply, as required by Planning Policy Statement 3 (PPS 3): Housing and the requirements of the South-East Plan.

5.5 Other relevant policies are AH2 and AH5, which have also been saved. AH2 states that new residential development by way of infilling or redevelopment will be acceptable in the built-up area, providing the site is not allocated for any other purpose in the Local Plan. AH5 states the presumption in favour of the supply of dwelling-units suitable for small households (such as small families, single households and the elderly).

5.6 Government policy PPS3 encourages the best use of urban land for housing development with a mixture of types to create a balanced community.

6. Scheme Appraisal

6.1 The Appellant submits that planning permission should be granted for the reasons set out in the Grounds of Appeal.

6.2 As is clear from the Planning Officers' Report at Appendix B, the consultation did not reveal any objections from West Sussex County Council Highways and Ecology departments, Environment Agency, Adur District Council Waste Strategy Management and Environmental Health departments, or Southern Water to the scheme.

6.3 The objection from Lancing Parish Council was on the grounds of over-intensification of the Site, although this is not the reason for refusal given by the Council.

6.4 The objections raised by local residents, including a local Councillor, covered a wide variety of grounds, ranging from (i) the loss of educational provision, (ii) highway safety issues, (iii) concerns over the design and layout of the scheme itself, to (iv) loss of a community facility.

6.5 Again, it should be noted that the objection by the Council rests solely on their concerns that the youth hut was still needed in the locality.

6.6 A local residents' association, The Avenues Residents Association (T.A.R.A), has launched the "Save our School Site" (SOSS) campaign. They have established an e-petition currently running on the Appellant's website, due to expire 31 December 2011, which currently has 33 signatures. This level of participation corresponds to the number of resident's objections to the planning application received during the consultation period. Copies of TARA's mission statement and its leaflet are attached at **Appendices E** and **F**.

6.7 According to the TARA leaflet, one of the concerns raised by local residents which relate specifically to the loss of the youth hut is that they would have to walk a mile to gain access to their nearest community centre. They also state that the nearest community centre should be accessible to all sectors of the community, including the elderly, the disabled, the young and families. The leaflet states that the youth hut is in a central position to all those that live around it, and accessible to all those within it. Local residents state that there is a need for this community facility, that the need can be proven, and that the Site should therefore remain as it is.

6.8 It is our submission that despite the loss of the youth hut, there remains more than sufficient provision of community facilities, offering a range of

activities and facilities, for all ages, catering for a range of budgets, with availability at different times and days of the week.

6.9 Many of these are within less than half a mile of the Site, which is within walking distance for many members of the local community, and those which are located a mile away from the site are accessible via a public transport service, the number 16 route operated by Compass Travel (Sussex) Limited, which is an hourly service Monday-Saturday, and features low floor accessible buses.

6.10 The youth hut has already closed and all the community groups using the facility were offered alternative accommodation at the Seaside Primary School, Freshbrook Road, which is approximately 1 mile away. One of these groups, Little Acorns pre-school has relocated to the nearby Globe Primary School.

6.11 A new youth facility is in the process of being provided by the Appellant at the Sir Robert Woodard Academy, Upper Boundstone Lane, Sompting, formerly Boundstone Community College. This new facility is to be accommodated in a modern building constructed in 2008, which is currently being refurbished, and will be fully accessible. The Academy itself also offers its facilities to the local community.

6.12 For other sectors of the community, there are a number of other community facilities in the locality, which have availability to accommodate one-off events to regular weekly evening or early afternoon bookings to support the provision of additional community clubs or activities. Details of such facilities and activities are provided at **Appendix G**.

6.13 The Globe Primary School, has two halls available, the Community Hall, which is self contained, and can be used during school hours, and the Main School Hall which is attached to the school, but can also be made available during school hours, subject to various safeguarding and other criteria being satisfied.

6.14 Unless the Council can provide evidence to substantiate its position, it is our submission that the loss of the ageing youth hut, which would need substantial investment to ensure that it could continue to be used safely by the community, is **not** contrary to local policy ACS5.

6.15 The cost of the works required to bring the youth hut into an acceptable state for use by the community cannot be justified. A report prepared in 2008 (see Appendix A), stated that the practical life expectancy of the building would be in the region of three years, unless the Appellant were to spend circa £179,000 over five years (cost estimates as of 2008 to enable

the building to meet current regulations and legislation. As a result, replacement rather than repair was recommended.

6.16 Given that the remaining three year life expectancy has expired, and that the Council are investing in a new facility on the Sir Robert Woodard Academy, committing some £180,000 of public money to repairing an ageing facility is not sensible approach, given the current economic circumstances and identified availability in the local area of community facilities. On this basis, should planning permission for the development not be granted by the Inspector, the youth hut will not be re-opened.

6.17 The proposed development is within the built-up area, utilising a brownfield site, in a highly sustainable location, to help meet the need for additional housing. It is in accordance with the National Planning Policy Framework, as well as in accordance with the policies of the Adur District Local Plan (AG1, AG3, AB25-27, AH2, AH3, AH5), the South-East Plan and PPS 3. The Site is unsuitable to meet future education needs, as set out in detail in the Planning Officer's report, and can be developed without detracting from the existing local urban environment, and without unacceptable detriment to the amenities of the neighbouring properties or highway safety.

6.18 The loss of the youth hut is not unacceptable, given the level of investment in, and existing provision of, community facilities in the locality. All other relevant objections can be overcome through a combination of conditions and infrastructure contributions secured through the executed section 106 unilateral undertaking agreement.

7. Conclusions

7.1 This planning appeal is against the Council's decision to refuse outline planning permission for the demolition of all the existing buildings and the redevelopment of the Site with 23 houses and flats (with one, two, three and four bedrooms and of one, two and two-and-a-half storeys) and ancillary works at former Willows County First School, Irene Avenue, Lancing, West Sussex.

7.2 It is our submission that the redevelopment of this Site should be granted planning permission, as it is an appropriate use of the Site in a highly sustainable residential area, which is no longer required or suitable for educational purposes. The loss of the youth hut has not been demonstrated to result in a lack of provision of community facilities, as evidenced by the availability for both regular and one-off bookings at other nearby community facilities, many of which are within less than a half mile of the Site.

7.3 The youth hut would require significant investment to continue to operate safely as a community facility, and such investment cannot be justified in the current economic climate, at a time when replacement facilities which are fit for purpose are available to the community in the immediate vicinity, or if further away, are accessible by public transport.

7.4 The Council's own planning officer recommended the revised scheme for approval, and it is our submission that the Council's members decided to refuse the scheme against officer recommendation as a result of the objections of local residents to the scheme, without having obtained a sufficient evidence base to support their refusal.

7.5 We therefore respectfully request that the Inspector allows this appeal.

Appendix A

Appendix B

Appendix C

Appendix D

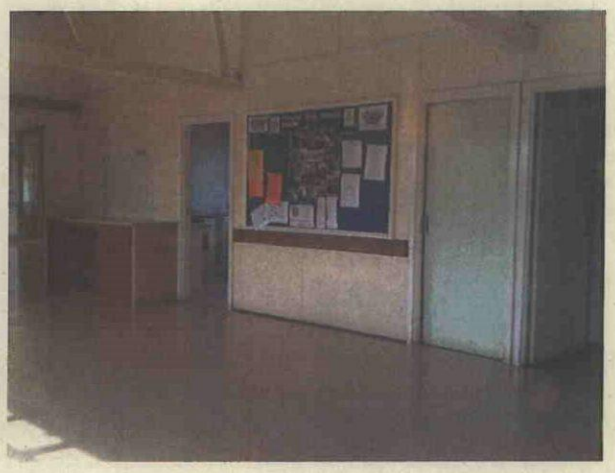
Appendix E

Appendix F

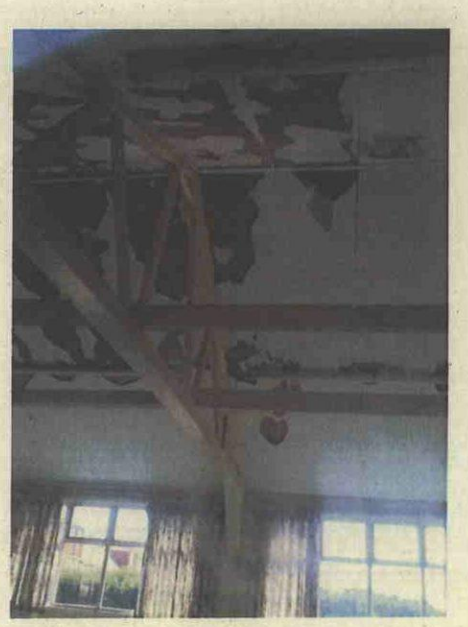
Appendix G

PHOTOGRAPHS DEMONSTRATING THE CONDITION OF THE FORMER YOUTH HUT



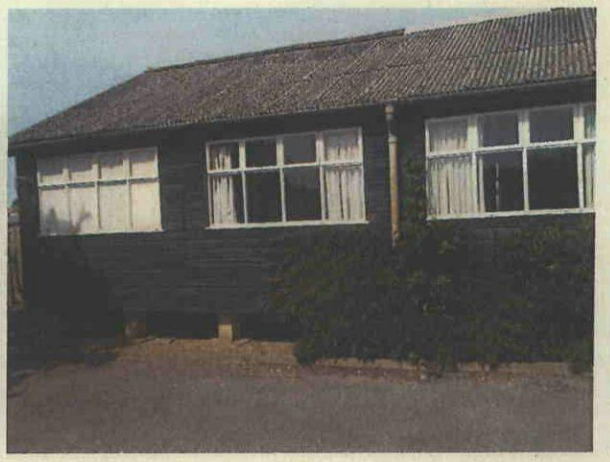




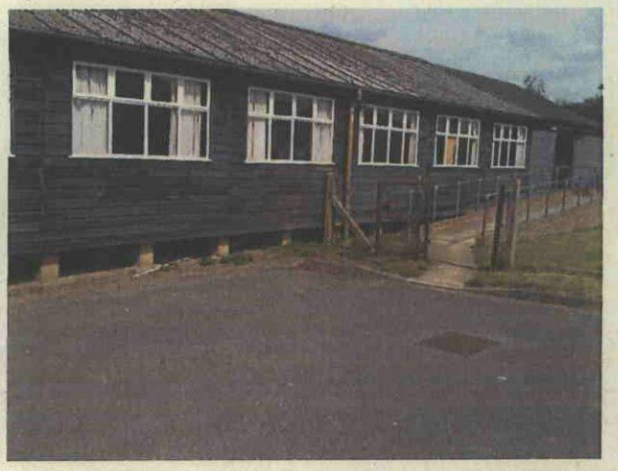


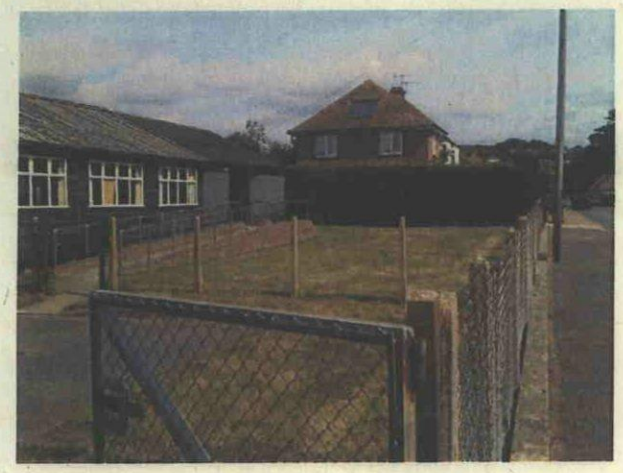
VARIOUS VIEWS OF THE FORMER YOUTH HUT, THE ROOF OF WHICH REQUIRES REPLACEMENT





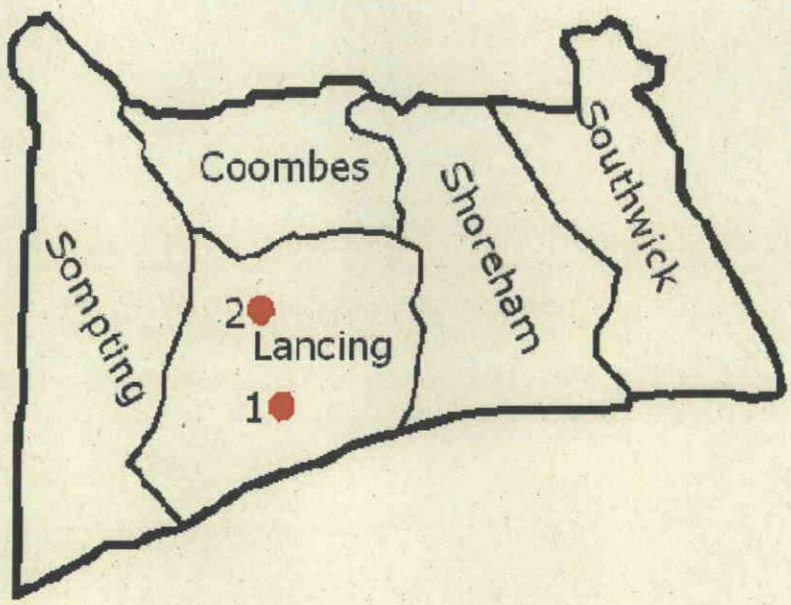






ADUR DISTRICT (WEST)

LANCING YOUTH CENTRES



Report on Condition and Maintainability

Brief

To establish the condition and maintainability of the property with particular regard to current legislation and regulations including Building Regulations, Health and Safety at Work, Control of Asbestos, Disability Discrimination and Fire Regulatory Reform Orders.

To inform of probable and potential costs in attempting to comply with defects that arise.

Condition of the building, its services and finishes.

Introduction

The Lancing Youth Centres comprise a number of buildings, all with the exception of West Lane, being within the same campus.

The Main Centre is based on an extended 19th Century two storey house, of no special merit. The single storey extension, which is the main activities area, was built in 1976. It is located a short distance south of the village high street, North Road.

The Scout Hall, attached to the old house is of similar age, again of little merit, significantly modified internally for use as a Scout Hall.

The Guides Hall is a detached building of possible 1930s age, of no architectural merit.

Guides camp store is at the rear of the Guide Hall, of 1980s vintage.

Metal Garage behind the camp store, used as external storage by the Youth Centre.

Penhill Arts Centre, in the rear land of the Guide Hall is a detached property of single storey 1984 construction and forms part of this report

West Lane Youth Centre, a detached property located within the school land of The Willows First School, approximately 2 kilometres north of the Main Centre. Possibly built in the 1950s, relocated in 1969 from The Willows School location to it's present site, extended in 1973. This again forms part of this report.

The requirement of this report is to concentrate on Penhill Arts Centre and West Lane Youth Centre only.

1 Penhill Arts Centre

This is a single storey building constructed of face brickwork with a concrete tiled pitched roof.

Windows are PVCu casements with PVCu doors.

The building form and detailing are typical of construction in 1983.

The property stands within grounds shared with the Guide Hall, Camp Store and Garage, there are concrete access paths and mainly lawned finish. There is no access for vehicles but there is possible shared car parking adjacent to the Guide Hall and the Main Lancing Youth Centre.

1.1 External

1.1.1 Approach to the building is via an uneven but visually level concrete footpath, accessed by a timber side gate at the front of the Guide Hall. This path is restricted in width by a lock-up store and a wall buttress, minimum width of 950mm. Several trip hazards have been made good by concrete fillets to improve accessibility. The car parking area at the front is made up of a concrete apron with no lining and no accessible parking space, although there are 'disabled' parking bays close by in Penhill Road and South Street. These spaces are in heavy demand during afternoons and evenings by the local Services Club. There are no specific measures for accessible access, but it is a requirement that there shall be adult supervision at all times that this building is in use so that any accessibility problems can be attended to immediately.

1.1.2 The grounds are enclosed by 2.4m high blockwork and bungeroosh walls and a 1.8m timber fence to the North side.

1.1.3 The main roof is of a pitched gable ended form with concrete tiles, on felt and battens. This all appears to be in good order and would be expected to have a life expectancy of 30+ years.

1.1.4 The brickwork walls all appear to be in fair condition commensurate with their age of 35 years. No sign of penetrating water damage is apparent.

1.1.5 Rainwater goods and external drainage goods are generally of PVC and are in good working order.

1.1.6 Windows are all in working order, replaced within the past 5 years.

1.1.7 No external materials require decoration other than the second exit door from the rear office.

1.1.8 Fire paths around the building connecting the fire escapes to the various concrete surfaces will be required, complete with ramps.

1.2 Internal

1.2.1 Entrance and Foyer

1.2.2 Entry to the building is through a single leaf door into a small lobby with doors leading into male and female toilets, two locked stores and a small kitchen. Accessibility is enabled by double doors next to the entrance door. A single door leads into the main Hall. The inner doors are too narrow for accessible use, consider replacement of the Hall door with a 'door and half'.

1.2.3 The Kitchen is small and cramped and should only be used for drinks, it cannot be made suitable for any cooking other than microwave and toaster, and for washing-up.

1.2.4 The Hall is fitted as a small auditorium with blackout blinds, carpet floors and a theatre lighting rig. At the north end of the Hall is a stage area, raised approximately 450mm above the floor, this is fitted with curtains, tabs, flys and lighting for theatrical production. This stage is not accessible, the only access being by steps.

1.2.5 At the side of the stage is a space, designated as an office but used as a dressing room in times of theatrical production. This office is accessed by an external door which is less than the required width for full accessibility. To access the stage from this room is again by steps. The external door to the north side of this room is the only timber door on the exterior of this building and would benefit from replacement to match the others and could then be designated as a Fire Exit Door thus improving the Fire Escape rating.

1.2.6 Most of the accommodation at this level is of fair to good condition regarding decorations and floor covering, several surfaces have a textured wall covering, Artex or similar, no longer considered to be a reportable asbestos hazard. These surfaces have been encapsulated with paint finishes which are in fair condition.

1.2.7 There are two small single pan toilets, male and female. There is no designated accessible toilet, it would prove very difficult to install one.

1.2.8 The kitchen is of relatively modern units, clean and tidy, but small and cramped.

1.2.9 The glass to windows is of double glazed safety glass.

1.3 General - Fire

1.3.1 All fire doors should be fitted with appropriate:

Self-closing devices.

Intumescent strips.

Smoke seals.

1.3.2 Most doors have the first two but are deficient in the third.

1.3.3 Signage appears to be sufficient and there is a good supply of well placed fire extinguishers.

1.4 General - Accessability

1.4.1 Decoration in general includes painted doors and openings of the same or similar colours, consideration should be given to using contrasting colours to aid the sight impaired.

1.4.2 The door form the Lobby to the Hall should be enlarged to accommodate accessibility.

1.4.3 Routes between Hall, Stage and Office require consideration.

1.5 Electrical

See Electrical Engineer's report.

1.6 Mechanical

See Mechanical Engineer's report.

1.7 Cost Estimates

The following estimates are based on knowledge and experience of similar works, the figures will rise or fall dependant on market forces. Figures do not include any Fees or V.A.T.

			Indicative Year
1.1.7	Redecorate Doorway	£250.00	yr1
1.1.8	Fire Paths	£1,000.00	yrs1-3
1.2.5	Replace Fire Door	£1,000.00	yrs1-3
1.2.6	Internal Redecoration	£8,000.00	yrs1-5
1.3.2	Smoke Seals	£2,000.00	yr1
1.4.1	Contrast Colours	£1,000.00	yrs1-3
1.4.2	Enlarge Doorway	£2,000.00	yrs1-3
1.4.3	Accessible Route – Hall/Stage/Office	£3,000.00	yrs1-3

Total **£18,250.00**
(Over a 5 year period)

1.8 Summary

1.8.1 If the building is to remain in use as a Theatre workshop or general Youth Centre some minor works will be required to raise the standards to meet current regulations and legislation.

1.8.2 Consideration to be given to improving toilet accommodation by installation of an accessible toilet.

1.8.3 As a building to which the Public are invited to resort, the provisions of the Disability Discrimination Act must be complied with as far as is reasonably possible.

2 West Lane Youth Centre

This is a single storey building constructed of shiplap timber faced cladding with an asbestos cement pitched roof.

Windows are timber casements with part glazed timber doors.

The building form is of a temporary classroom of 1950s vintage.

The property stands within the grounds of The Willows First School. There are concrete access paths and mainly lawned finish. There is gated access for vehicles and parking for 6 cars,

2.1 External

2.1.1 Approach to the building is via a visually level Tarmac parking area and concrete footpath, there is an alternative concrete pathway which is separated from the car park but only connects to steps to enter. Access to both paths is by steel gates. The car parking area at the front is made up of a Tarmac apron with no lining and no accessible parking space, although this is a quiet residential street where parking is relatively free. There is a 10m long ramp of approximately 1:15 gradient up to the main entrance. This ramp is connected with the steps mentioned above. There are steel handrails to both sides of the ramp, that portion immediately in front of the doors should be infilled with protection to prevent falling the 600mm drop. The Fire Escape door leads onto an adequate surface but this only has steps down to the Fire Path.

2.1.2 The grounds are enclosed by 1.2m high chain link fences.

2.1.3 The main roof is of a pitched gable ended form with corrugated asbestos cement sheets on timber portal trusses. The internal construction would appear to be timber purlins with 4mm hardboard internal finishing. No insulation is apparent in the older part of this building, but it is expected that there will be mineral wool or polystyrene to the extension. This is in very poor order with friable edges and single valley connections, these should be at least double. It is recommended to replace this roof as soon as possible, at least within the next three years.

2.1.4 The walls all appear to be in poor condition, constructed with shiplap softwood on reinforced building paper, timber studs and finished internally with 4mm hardboard. There is 75mm polystyrene insulation to the extension but no insulation to the older part. The cladding is in poor order and requires significant repair and redecoration.

2.1.5 Rainwater goods and external drainage goods are generally of asbestos cement and are in apparent working order.

2.1.6 Windows are all timber framed single glazed with opening top lights, all are in poor condition with significant areas of rot and friable putty. These windows should be replaced within the next 1-3 years.

2.1.7 All external materials require decoration as soon as practicable before further rot sets in.

2.1.8 The Fire Exit at the south end comprises a 'door-and-half' exit door leading on to a landing of approximately 1.0m then steps. This is wholly unacceptable for physically impaired persons to escape without assistance. The porch is formed of timber studs and plywood with a Hessian based cover, this has large areas of rot and the Hessian is badly torn.

2.1.9 Fire path connecting the fire escape to the car park is adequate for current use.

2.2 Internal

Entrance and Foyer

2.2.1 Entry to the building is through a double leaf door into a lobby with doors leading to the Office, stores and an accessible toilet. The door width to the Office is too narrow for accessibility and very difficult to change. Double doors into the first meeting space has single doors to male and female toilets and a good sized kitchen. Further double doors lead into the main Hall.

2.2.2 The Kitchen is of medium size, well appointed for small cooking, drinks, toasting and microwave. This kitchen has been fully refurbished within the past 5 years.

2.2.3 The Hall is of good size with a large store at the south end. Decorations are in fair order although the hardboard ceiling panels are sagging and paint is flaking off. Vinyl floorcovering is in good, well maintained condition.

2.2.4 Most of the accommodation at this level is of fair condition regarding decorations and floor covering. Windows and joinery are in poor condition due to the previously described rot.

2.2.5 There are two double pan toilets, male and female. There is a designated accessible toilet which complied with Part M of the Building Regulations when installed approximately 7 years ago.

2.2.6 The glass to windows has been filmed to improve impact resistance.

2.2.7 It is considered unlikely that the floor construction will have any or adequate insulation, being suspended above ground level.

2.3 General - Fire

2.3.1 All fire doors should be fitted with appropriate:

Self-closing devices.

Intumescent strips.

Smoke seals.

2.3.2 Most doors have the first but are deficient in the others.

2.3.3 Signage appears to be sufficient and there is a good supply of well placed fire extinguishers.

2.4 General - Accessability

2.4.1 Decoration in general includes painted doors and openings of the same or similar colours, consideration should be given to using contrasting colours to aid the sight impaired.

2.4.2 The door form the Lobby to the Office should be enlarged to accommodate accessibility.

2.4.3 The exterior of the southern Fire Escape needs to be redesigned to accommodate disability recommendations.

2.5 Electrical

See Electrical Engineer's report.

2.6 Mechanical

See Mechanical Engineer's report.

2.7 Cost Estimates

The following estimates are based on knowledge and experience of similar works, the figures will rise or fall dependant on market forces. Figures do not include any Fees or V.A.T.

			Indicative Year
2.1.1	Handrails	£500.00	yr1
2.1.3	Replace Roof	£50,000.00	yrs1-3
2.1.4	Repair walls	£30,000.00	yrs1-3
2.1.6	Replace windows	£40,000.00	yrs1-3
2.1.7	External redecoration	£10,000.00	yr1
2.2.7	Insulate floor	£20,000.00	yrs1-3
2.3.3	Upgrade fire doors	£2,500.00	yrs1-3
2.4.1	Internal redecoration	£4,000.00	yrs1-5
2.4.2	Enlarge doorway	£2,000.00	yrs1-3
2.4.3	Replace fire exit	£10,000.00	yrs1-3
	Total	**£179,000.00**	
	(Over a 5 year period)		

2.8 Summary

2.8.1 If the building is to remain in use as a Youth Centre some major works will be required to raise the standards to meet current regulations and legislation.

2.8.2 The practical life expectancy of this building without extremely large expenditure would probably be 3 years maximum. Consideration should be given to replacement rather than repair.

2.8.3 As a building to which the Public are invited to resort, the provisions of the Disability Discrimination Act must be complied with as far as is reasonably possible.

Development Control – Officer Report

Application Number: ADC/0069/11 Recommendation – APPROVE

Site: **Former Willows County First School Building The Globe Primary School Irene Avenue Lancing West Sussex**

Proposal: **Outline application (all matters reserved) for 23 houses and flats (with one, two, three and four bedrooms and of one, two and two-and-a-half storeys) and ancillary works**

The Application

This application is a resubmission by WSCC following the resolution of the Committee on 8 November 2010 to refuse the previous outline application for 23 houses (ADC/0282/10). That application was refused for the following single reason:-

1. The proposed residential development is unacceptable because the land is not allocated in the Adur District Local Plan or otherwise identified for residential use and the Local Planning Authority is not satisfied, on the information currently available, that the school and youth facility is no longer required to serve the local community. The proposed development would therefore conflict with saved Local Plan policy ASC5.

WSCC, as applicant, has sought to address the previous reason for refusal by providing greater clarity on the reasons it considers the site is surplus to WSCC education requirements and also to show that the loss of the youth hut would not result in unacceptable loss of community facilities locally. Parking provision within the development has also been increased by 5 spaces on the illustrative layout following previous concerns of local residents that the number of spaces was inadequate.

The application site comprises the former Willows First School buildings, accessed from Irene Avenue, and the former youth hut accessed from West Lane. In total, the site measures 0.65ha. It is largely rectangular to the west and narrows to an L-shape to the east. It is bordered to the north by two-storey houses in Irene Avenue and West Lane and by single-storey bungalows in Pemberton Close. The site is bordered to the south by the playing fields of The Globe Primary School.

Outline planning permission is sought (with all matters reserved) for the demolition of all the buildings on the site and its redevelopment with 23 dwellings in an unspecified mix of 1, 2, 3 and 4-bedroom houses, flats and bungalows of one, two, and two-and-a-half storeys. The illustrative plans show 15 houses, 2 bungalows and 6 flats (comprising 2 four-bedroom houses, 10 three-bedroom houses, 3 two-bedroom houses, 2 two-bedroom bungalows, 4 two-bedroom flats and 2 one-bedroom flats).

The illustrative layout shows 13 houses accessed from Irene Avenue and 10 units (6 flats, 2 bungalows and 2 houses) accessed from West Lane. It includes frontage development to both Irene Avenue and West Lane with the remainder in the form of

2 culs-de-sac with no through route across the development site. The density of the development amounts to 35.5 dwellings per hectare. 30% of the total number of houses (7 units) is stated to be affordable.

Some of the dwellings are shown as having their own accesses and parking spaces direct from the road while others are served by parking courts within the development. 45 spaces are proposed (compared with 40 previously) at a ratio of 1 space per unit (23) with the rest (22) as visitor spaces. There is a central amenity space on the Irene Avenue side of the development.

Consultations and Representations

Consultations/Comments

West Sussex County Council: The Transport Planning Officer has no objection subject to conditions and a section 106 Obligation. The principle of the proposed additional vehicular access points is acceptable. The access arrangements have been the subject of a Stage One Safety Audit and have been revised to take account of the Safety Auditor's comments. The proposed parking provision does meet the anticipated demand as calculated by the WSCC Parking Demand Calculator although it is unclear in some instances which spaces are being allocated to dwellings and which are being unallocated and made available for visitors (NB an amended plan has since been submitted showing this allocation). Details of the parking layout and signage of spaces could be secured by way of condition.
A condition requiring a construction management plan is recommended including routing of construction vehicles via Crabtree Lane and deliveries and other movements of construction vehicles should be timed to avoid school dropping off or picking up times.
A sustainable transport contribution will be required, necessitating a section 106 Obligation, but no infrastructure contributions are required except for fire and rescue (£398).

The Ecologist has no objection.

Adur District Council: The Environmental Health Officer has no objections. In view of the proximity of the development to existing housing, the developers are invited to agree hours of operation, noise limits and dust control under the Control of Pollution Act.
The Waste Strategy Manager has no objections, stating that the provision of bins and bin storage should be required by condition.

The Housing Strategy Manager confirms that a minimum of 30% affordable units would be sought for this development, of which 66% should be affordable rented and the rest intermediate housing. The most pressing need is for 3-bedroom dwellings but would realistically expect an even mix of 1, 2 and 3-bedroom dwellings.

Environment Agency: No objection.

Southern Water: No objection but requests a condition is imposed requiring surface water drainage details to be submitted and approved prior to construction commencing. Comments that a public foul sewer crosses part of the site and measures must be taken to protect it during construction (NB. this is a Building

Regulations matter). There is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development and additional off-site sewers, or improvements to existing sewers, will be required (the relevant procedure being contained in the Water Industry Act 1991 section 98).

Lancing Parish Council: Object on the ground that the proposals represent a gross over-development of the site.

Third Parties: 30 letters of objection have been received from residents of the following properties:-

- Irene Avenue - 1, 7 (2 letters), 18, 20, 41, 49, 51, 57, 61, 63 (2 letters), 65, 67, 71, 73, 75, 77, 79
- Pemberton Close – 2, 3, 7, 12
- Fifth Avenue – 24, 31
- West Lane – 20
- Third Avenue – 5
- Mill Road – 53
- Sompting Road – 56
- Manor Road - Parochial Church Council, St James the Less Church

Their grounds of objection are:-

- Applicant has made little change to the previously-refused scheme and has not listened to original objections, which are still relevant
- Loss of school site which cannot be considered surplus when existing schools in the area are already oversubscribed and lacking facilities
- Concerns as to where children from this development would go to school
- Site should be retained for education or community use
- Loss of community facility
- Loss of privacy
- Loss of light
- Loss of wildlife if hedge on boundary with Pemberton Close is removed.
- Increased traffic and insufficient parking provision will lead to increased congestion on Irene Avenue and West Lane, particularly at school pick-up and drop-off times
- Emergency vehicles will be unable to access Irene Avenue
- Development contains very small gardens and no playspace which will lead to children playing in the street and possible accidents
- Height of proposed buildings is greater than existing school buildings and adjacent bungalows
- Overdevelopment and out of scale with surroundings
- Dangerous accesses
- Increased noise and disturbance
- Lack of detail with application
- Added pressure on water supply and sewage system
- Lack of infrastructure in Lancing to cope with more houses
- Loss of property value

In addition, a letter of objection from Cllr Keith Dollemore raises the following concerns:-

- The application is virtually identical to the previous refused application and his original concerns still stand
- Land is not allocated for residential use in the local plan and therefore remains designated as educational land

- There are no other sites in Lancing between the A27 and railway line to develop another primary educational facility
- The argument that the land is surplus is flawed as projected pupil numbers cannot be relied upon
- Teachers and governors at Oakfield Middle School (now The Globe Primary School) only reluctantly accepted the new buildings and changes to that school and what has been carried out fell short of what was required
- Loss of youth hut and community facility constitutes the loss of a valuable community resource. Organisations who used it have generally been displaced to less adequate premises
- Proposal constitutes overdevelopment with small gardens and inadequate parking provision, with only a minor increase in the number of parking spaces
- At least 58 spaces are needed, at a ratio of 1 space per bedroom
- Inadequate infrastructure locally to cope with more houses
- Existing primary schools are full, A27 is at capacity, electricity supply and drainage cannot cope. There must be a condition requiring drainage improvements to be carried out prior to any work on the construction of the new homes rather than later
- Will lead to children playing in the street
- Vehicles will be reversing into the street from the numerous private accesses
- Swept path analysis pre-supposes that no cars will be parked on the access road
- Introduce key worker/intermediate housing rather than social rented which is already well provided for in the area. Number and mix of houses is unsuitable for the area. More 3 and 4 bed houses are required, not smaller flats
- Hedges and trees need protection during construction

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): SCT1, SCT5-6, SP3, CC6-7, H1-2, H5, BE1-2
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AB25-27, AH2-3, AH5, ACS5 and Appendix 1.1 'Supplementary Planning Guidance' comprising:-
Development Control Standard No.2 'Space Around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
Interim Supplementary Planning Guidance on Affordable Housing (ADC 2004)
Revised West Sussex Parking Standards & Transport Contributions Methodology (WSCC 2003, amended 2010)
'The Provision of Service Infrastructure related to New Development in West Sussex – Part 1' (WSCC 1999)
Design Bulletin 'Trees and Landscaping' (ADC 1996)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006, amended 2010)
PPG13 'Transport' (DTLR 2001, amended 2011)

Planning Assessment

Policies

The site is located within a residential part of the built-up area of Lancing and, although it is the site of a former school, it is not identified or allocated for any particular use or development in the Local Plan. Residential infilling and redevelopment of unidentified sites, as in this case, is needed in order to meet the Council's 5 year housing land supply required by PPS3 and the housing requirements of the South East Plan. Priority is given to use of previously-developed land.

There are no specific policies which require the school use or building to be retained but Local Plan policy ACS5 states that the loss of an existing community facility will not be permitted. The reason for refusal of ADC/0282/10 made it clear that further justification is needed to support the case for the loss of the school site and the community facility. This is set out in more detail in the next section.

Local Plan housing policies AH2 and AH5 have been 'saved' and encourage redevelopment to help meet the demand for dwellinghouses suitable for small families, single persons, the elderly, and to make best use of urban land. AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space around New Dwellings and Flats'. Also of note is the Council's 'Good Practice Guidance Note: Internal Space Standard for New Homes'.

The South East Plan sets out the long term spatial planning framework for the region with the aim of achieving more sustainable development, protecting the environment and combating climate change. Policy SCT1 gives priority to pro-actively pursuing sustainable economic growth and regeneration of the Sussex Coast whilst also protecting and enhancing its high environmental quality, its cultural and historic assets and promoting excellence in design of new developments in recognition of their importance to economic success and quality of life.

Policy SP3 seeks to achieve at least 60% of all new developments on previously developed land and through conversions of existing buildings. Developments in urban areas, including infill, should be well designed and consistent with the principles of urban renaissance and sustainable development. Policy CC6 requires development to respect, and where appropriate enhance, the character and distinctiveness of settlements and landscapes throughout the region, and to use innovative design processes to create a high quality built environment which promotes a sense of place.

SCT5 & H1 set housing targets for the Sussex coast sub-regional area and Adur for 2006-2026. These targets are to be met by focusing development in existing towns, by optimising the use of previously developed land. H5 aims to raise the quality, adaptability and sustainability of new housing and at higher densities (overall regional target 40 dwellings per hectare). T4 states that Local Development Documents should apply guidance on parking standards for housing in line with

PPS3, reflecting local circumstances, and ensure sufficient and secure cycle parking for new flats and houses. BE1, entitled management for an urban renaissance, states that opportunities will be taken to improve the built environment, including by promoting design solutions relevant to their context and building upon local character and by supporting opportunities for appropriate higher density and mixed use development schemes. BE2 states that Local Development Frameworks should identify areas where suburban intensification could assist wider planning objectives subject to providing clear planning and design guidance based on local character appraisal.

Government policy guidance in PPS3 encourages best use of urban land for housing development and a mixture of types to create a balanced community, at higher densities (although the requirement to avoid developments at less than 30 dwellings per hectare has now been deleted) and without rigid application of parking and amenity space standards. However, it also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient and sustainable use of land without compromising the quality of the environment. PPS1 states *"Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."*

PPS3 states that Councils "*should develop a shared vision with their local communities of the types of residential developments they wish to see and develop design policies that set out the quality of development that will be expected for the local area, aimed at:-*

- *creating places, streets and spaces which meet the needs of people, are visually attractive, safe accessible, functional, inclusive, have their own distinct identity and maintain and improve the local character.*
- *Promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes."*

PPS3 also states that Councils should "*facilitate good design by identifying the distinctive features that define the character of a particular local area……..*
...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric… ……successful intensification need not mean high rise development or low quality accommodation with inappropriate space……..The density of existing development should not dictate that of new housing by stifling change or requiring a replication of existing style of form……If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."

Loss of school site to residential development - West Sussex County Council response

The loss of the school buildings and site has caused much concern locally and was the sole reason for refusal of the last application. West Sussex County Council has now provided a more detailed justification to enable a better assessment of the need and merits of retaining the site for education and community use.

It is submitted that the Globe Primary School has a published admission number of 90 pupils which is the formal maximum intake number for pupils starting at age 4 and entering a reception class. In September 2010, the school admitted 90 pupils but only 53 of these were within the school's catchment area. The balance of 37 pupils comprised those whose parents had chosen the school as their first

preference and, as the school has the capacity to admit these children, it is legally obliged to do so up to the total maximum of 90.

Projections for the next few years are indicating a stable pupil population and therefore it is considered the capacity of the Globe Primary School is suitable for existing needs.

At 3 Form of Entry (3FE) (630 places), the Globe Primary School is as large as the County Council would wish to support. With sufficient playing field and accommodation, the Globe Primary School has a large enough site and therefore the former Willows First School is now surplus to requirements. The former Willows First School site would not be of a sufficient size for a 1FE Primary School, nor could it be used to expand the Globe Primary School and, therefore, it is considered surplus to requirements.

In support of this argument, a plan has been submitted showing the existing site area to be 6,500sqm. A 1FE school for 210 pupils built to today's standards requires a minimum site area of 9,760sqm (and a maximum of 10,900sqm). The existing site therefore falls short of these requirements by between 3,260sqm and 4,400sqm. These areas are also marked on the plan and show that to accommodate a modern 1FE school, the development would result in the loss of part of the playing field at The Globe. This would be unacceptable in terms of the impact on that large primary school and would conflict with the running track which has been installed around the perimeter of the playing field. If The Globe needed additional facilities in the future, the Willows site would be unsuitable as it would result in the previous problem of a split site separated by a large playing field.

The current school capacities are adequate to meet the needs of Lancing pupils although any movers in, outside of the normal admission round, may not immediately be able to secure a place as the schools have filled to their admission number from children out of catchment. The option of going on the school's waiting list or to independent appeal are possible options if that were to happen.

In terms of future housing development in Lancing, any significant increase in pupil numbers would probably need to be accommodated within a new, modern primary school on a larger site. The Globe would not be able to accommodate any increase in pupil numbers as it is already at the maximum size for a County primary school. This would need to be addressed as part of the future planning of the area in the District Council's emerging Core Strategy but would not be sufficient reason to refuse this application given the current evidence of educational need in the area.

There has also been concern expressed about the current facilities at The Globe. WSCC have responded that the amalgamation of Willows First and Oakfield Middle as part of the Adur Age of Transfer Reorganisation in 2008 led to some £3.6m being invested in establishing The Globe Primary. This investment brought about widespread improvement. Whilst this investment delivered the area requirements of a 3 Form of Entry (630 place) primary school in accordance with DfE Building Bulletin 99, it is acknowledged that the existing hall space is less than that specified for a new school hall. However, this is an issue that many schools regularly have to contend with as briefing requirements generally increase the size of rooms over a number of years. The opportunity to increase room sizes, sometimes by a few metres, is neither practical nor cost-effective. Although the main hall is slightly below the recommended area for a school of the size of The Globe, it provides a manageable facility for the provision of school meals and indoor P.E.

The school has benefitted from significant improvement works during the amalgamation process and this is at a time when capital funding is at a premium. Therefore, it is unlikely that further major works can be planned for The Globe whilst there are significant needs at schools across the County. Each school has an annual Premises Development Plan (PDP) meeting and this would allow discussion of any suitability issues that could then be prioritised against the funding available to schools through devolved formula capital grant (DFCG) or through the recently announced Capital Maintenance allocations that each local authority will manage. From discussions that WSCC have had with the Headteacher, any proposed capital investment priorities would not need to impact upon the school grounds and could be incorporated within existing hard surfaced areas.

Finally, the loss of the youth hut has led to concerns about a net loss in community facilities in the area. However, the County Council has secured significant grant funding to replace youth facilities in the Lancing area on the new academy site in Upper Boundstone Lane. This will provide enhanced facilities which will enable continued community use. The project should be completed next year and be available during the autumn term 2011.

The Youth Services hut in West Lane is one of the oldest temporary buildings owned by WSCC and is understood to have been erected during World War 2. The condition of the hut is very poor and there were concerns about the health and safety of its occupants. Most of the community groups using the facility have either relocated to Globe Primary, ie. Brownies (as many schools provide a useful community facility) or have plans to use some of the facilities available at the former Freshbrook First School site in Lancing. Therefore, no evidence exists to suggest any loss of community facilities. In some respect, there will be an improvement in the community facilities.

For these reasons, the redevelopment of the Willows site for residential purposes is considered to be acceptable in principle and it is not considered that the loss of the existing site from education or community use would be capable of justifying refusal of this planning application. Any further refusal on this ground would be extremely difficult to defend on any appeal that might arise given the clear case presented by WSCC as the education authority that this school is surplus to requirements.

Density and character

The density of the development amounts to 35.5 dwellings per hectare which is at the lower end of the minimum density previously required by PPS3 (and less than the South East Plan reference to 40dph). While the minimum density requirement in PPS3 has been deleted, it still contains a requirement to make efficient use of previously-developed land and to ensure that development is in character with its surroundings. The density of existing housing development in the vicinity is approx 35dph for the area to the east, 33dph for the area to the north and 26dph for the area to the west but there are smaller areas of higher densities within these areas. It is not considered that the proposal is at a density which is out of keeping.

The proposed layout shows a reasonably spacious development with dwellings fronting Irene Avenue in two terraces of three dwellings, with two further terraces of four dwellings set within the site set around a parking courtyard and turning area. An area of open amenity space of approximately 200sqm is also included. From West Lane, the development has flats and an attached single storey building fronting the road with a terrace of three dwellings, including a bungalow, set behind and separated from the flats by a parking court.

The submitted illustrative drawings show the dwellings with fully hipped roofs and the use of brick, tile hanging, render and boarding as external materials, similar to existing dwellings in the vicinity. They will be predominantly two storeys in height, with some dwellings having rooms in the roofspace. The plans also show a pair of bungalows and a two-storey building containing 6 flats fronting West Lane. The design and appearance of the buildings is reserved for future approval but, as submitted at this outline stage, is considered to be acceptable and will not appear out of character.

It is not considered that there is sound justification for the Parish Council's and other objectors' view that 23 dwellings is an overdevelopment of the site. All dwellings comply with the Council's internal space standards and have garden sizes which meet the Council's relevant DC Standard.

Residential amenity

The illustrative layout takes account of neighbouring dwellings and aims to minimise the impact on the residential amenities of adjoining occupiers. The existing access is utilized from Irene Avenue and there is insufficient space remaining to the north of the access to accommodate a dwelling. Consequently, the nearest proposed dwelling to the south is shown as being 21m from the south side of No.18 Irene Avenue. To the east, a distance of 28m is shown to the corner of the proposed house on Plot 7 from the rear corner of No.18 Irene Avenue.

The proposed terrace of houses (plots 7-10) are in the north-east corner of the development abutting Pemberton Close. There is at present a tall hedge around the perimeter of the site which will help to partly screen the new houses from the bungalows to the north and east. The corner of the nearest bungalow to the north, No.6 Pemberton Close, is shown as being approximately 12m from the corner of the nearest terraced house (plot 7). However, the buildings will be at a right angle to each other, thereby only enabling oblique views towards the front of the bungalow. It is not considered that the relationship between these dwellings would result in a serious loss of amenity for the existing residents.

The bungalows to the north that face the application site (No's 1-4 Pemberton Close) are 28m away from the rear of the proposed terrace (plots7-10), which is in excess of the usual standard of 22m. The bungalows to the east (No's 9-12 Pemberton Close) that would face the side of the nearest new dwelling (plot 10) are 16m away which is considered acceptable.

No's 7 & 8 Pemberton Close would back onto the side of a proposed bungalow (plot 16) 8m away, rather than the 11m distance advised in DC Standard No.2. However, because it is a bungalow and is separated from Pemberton Close by a mature hedge, it is considered acceptable. Whilst it cannot be made subject to a preservation order, the hedge can be required by condition to be retained. It is considered that the orientation and relationship between bungalows is acceptable and that the presence of the hedge mitigates any impact from the proposed bungalow.

The nearest existing dwelling in West Lane is No.20, a two-storey dwelling which adjoins the proposed entrance road into the site. It will not be adversely affected by the bungalow on Plot 16 which will be some 30m from the back of that dwelling and not directly behind. The proposed two-storey flats fronting West Lane are shown as

being 10m from the side of No.20, separated by the access road. The existing hedge which runs along the northern boundary of the site is to remain.

As stated above, the proposed dwellings are shown to have internal space standards that comply with the Council's Guidance. Garden areas and amenity space for the flats also comply with the Council's DC Standards.

Access and Parking

The illustrative layout shows the development as including two culs-de-sac; one served by the existing access off Irene Avenue, and the other served by a new access off West Lane. The existing access from West Lane is shown serving a small parking area on the site frontage and several other private accesses are shown off Irene Avenue and West Lane.

In total, 45 car parking spaces are now shown (an increase of 5 compared with the previous scheme) which are to be allocated at a ratio of 1 space per dwelling unit (23) with the rest denoted as visitor spaces (22). In total this equates to an average of 1.96 spaces per unit. The County Transport Planning Officer has stated that the proposed parking provision does meet the anticipated demand as calculated by the newly-adopted Parking Demand Calculator. The new approach to parking adopted by the County does encourage a more flexible approach to car parking which includes providing potentially more unallocated car parking rather than allocating spaces to specific dwellings. There is a high number of unallocated parking spaces within the development and realistically these will no doubt be used by the larger units as overflow parking. However, if the spaces remain unallocated, the Transport Planning Officer does not see this as an issue as the site still accommodates enough parking spaces.

There are still concerns among those making representations locally that there is insufficient parking provision within the development and that, together with the five new access points shown on the plan, there will be a reduction in on-street parking opportunities for local residents, leading to increased congestion, particularly during school drop-off and pick-up times. Nevertheless, apart from the fact that application is in outline, it would be difficult to justify refusal. PPG13, notwithstanding recent Government amendment, still states that LPAs should "*not require developers to provide more spaces than they themselves wish, other than in exceptional circumstances which might include for example where there are significant implications for road safety which cannot be resolved through the introduction or enforcement of on-street parking controls*". It is considered that the increase in the number of spaces over the previous scheme is an improvement which should ease pressure on surrounding roads.

WSCC, in its role as the local highway authority, does not have any highway safety or other transport-related objection. Furthermore, a Stage One Safety Audit has been undertaken by the applicants and the plans have been revised to take account of the recommendations of the Safety Auditor. There are no highway safety objections to the development and the principle of the proposed new accesses and level of parking provision is considered to be acceptable. However, as the application is only in outline, in granting permission no approval of the submitted accesses or layout would be conferred.

A Sustainable Transport Contribution will be required based on the formula contained in the County Council's adopted methodology (NB. the development

shown on the illustrative plans would require a contribution of £37,800 but this would be subject to some deduction taking account of the previous school use).

A condition is recommended to be imposed to require a construction management plan detailing the construction management measures including routing and timing of construction traffic to ensure that, as far as practicable, their effect on dwellings is minimised and also that deliveries avoid busy periods at the schools.

Affordable Housing

Under the Council's Interim Supplementary Planning Guidance for Affordable Housing 2004, a minimum of 30% (7) of the 23 dwellings are required to be affordable housing units to be provided as part of the development. The Council's Housing Strategy Manager seeks 5 of these for social rent and the remaining 2 for intermediate housing (shared ownership). The most pressing need is for three-bedroom dwellings but, realistically, a mix of 1, 2 and 3-bedroom units would be acceptable. This can be controlled as part of a section 106 Obligation.

Trees and landscaping

Most of the site is covered by buildings or hard surfacing and contains little vegetation of merit. However, there are important trees and hedges which should be retained during the course of the development. These include the hedge on the north and east boundary abutting Pemberton Close, a twisted Willow within the centre of the site and a Plum Cherry adjacent to West Lane, which have recently been protected by a Tree Preservation Order. The illustrative layout of the buildings indicates that the root protection areas of these trees will be largely outside the development footprint.

Sustainable and Resource Efficient Buildings

The applicant has submitted a summary of how the development would achieve Level 3 of the Code for Sustainable Homes including using a renewable energy source (probably solar or photovoltaic panels), providing for rainwater collection, providing permeable external surfaces, energy-efficient and water-saving devices, etc. In any event, the Building Regulations, since October 2010, have required construction, in terms of conservation of fuel and power, to a level equivalent to Code Level 3 of the Code for Sustainable Homes.

Drainage

Southern Water has stated that there is currently inadequate capacity in the local foul sewerage network to serve the proposed development and additional off-site sewers, or improvements to existing sewers, will be required. However there is a statutory duty to provide such facilities, as set out in the Water Industry Act 1991 (section 98), and this is not a reason to refuse the application. With regard to surface water, the applicant refers to using a sustainable drainage system, minimising run-off. Details can be dealt with by condition as requested by Southern Water.

Recommendation

Subject to the completion of a satisfactory section 106 Obligation undertaking to provide 7 of the 23 dwellings as affordable housing and to pay a sustainable transport contribution in accordance with the County Council's Transport

Contributions Methodology and the fire/rescue contribution of £398, APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional housing in accordance with the policies of the Adur District Local Plan, South East Plan and PPS3. The site is unsuitable to meet future education needs and can be developed without detracting from the existing local urban environment and without resulting in unacceptable detriment to the amenities of neighbouring properties or detriment to highway safety. There would not be unacceptable loss of community facilities. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG3, AB25-27, AH2, AH3, AH5, ACS5) and the South East Plan (SCT1, SCT5-6, SP3, CC6-7, H1-2, H5, BE1-2)

Subject to:-

- C1A (Standard outline condition reserving all details of access, appearance, landscaping, layout and scale for subsequent submission and approval)
- C1Bi (Standard outline time limit)
- C7Cii (Details of walls/fences related to buildings to be approved and implemented)
- C8Gii (amended) (Details of car parking and cycle parking related to buildings to be approved, provided and retained, and marked out)
- C9N (Temporary provision for contractors' vehicles, materials, etc. on the site)
- C9S (Temporary wheel cleaning facility during construction work)
- No deliveries of construction materials to the site during school term times of The Globe School shall take place on Mondays to Fridays during the hours of 08.00 to 09.00 and 14.30 to 15.30.
- No development shall take place until a construction management plan detailing the construction management measures including routing of construction traffic, hours of operation, noise limits and dust control, has been submitted to and approved in writing by the local planning authority and the development shall not be carried put other than in accordance with the approved details.
- C11A3 (Hard and soft landscaping scheme)
- C11D (Retention of existing trees and hedges, etc., protection during construction work and replacement of those that die
- C11E (No trenches or pipes within 5 metres of any existing tree)
- C12Aii (External materials for walls & roofs of buildings to be approved)
- C18B (Removal of PD rights for extensions, alterations or curtilage buildings) (amended)
- C18K (Provision of waste storage)
- C18N (Details of foul and surface water drainage to be approved and implemented) (amended)
- This outline permission relates to the site outlined in red on the Location and Block Plan TSP 351 FS01 but not to the layout shown on that plan and confers no approval of any details shown on the other plans accompanying the application.

.....

Case Officer Peter Barnett Date

Mr David Seaman
The Seaman Partnership Ltd
2 Martins Barn
Birdham Road
Chichester
West Sussex
PO20 7BX

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: ADC/0069/11

Details of Development
OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 23 HOUSES AND FLATS (WITH ONE, TWO, THREE AND FOUR BEDROOMS AND OF ONE, TWO AND TWO-AND-A-HALF STOREYS) AND ANCILLARY WORKS

Location of Development
FORMER WILLOWS COUNTY FIRST SCHOOL BUILDING THE GLOBE PRIMARY SCHOOL IRENE AVENUE LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 22nd February 2011.

The reasons for the Council's decision to refuse to permit the development are stated on the attached schedule.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
13/05/2011

SCHEDULE

Reasons for Refusal

01. The proposed residential development is unacceptable as the Local Planning Authority is not satisfied, on the information currently available, that the community facility (youth services hut) is no longer required to serve the local community. The proposed development would therefore conflict with saved Adur District Local Plan policy ACS5.

S.O.S.S

S.O.S.S

SAVE OUR SCHOOL SITE

To protect The Site for Current & Future Community Use.

Our primary objective as a community action group is to protect this site for our communities use, now and in the future and to stop the development of the old Willows school and community hut site being turned into a housing development. How? By working together to show that the people of this area have a **VOICE** that will be heard!

We have already defeated the planning application twice by standing up for ourselves and the rights, thoughts and feelings of all those that live in this community, this action group will continue to do this with the communities support and drive this campaign forward with passion and hard work.

Over development of an area especially in one that is already developed to more than the area can sustain is wrong and the people of this area have the right to say NO.

The people and families of this area need to be heard, they want their community facilities back, they don't want to

worry about their being dangerous traffic levels and parking problems, they don't want to be overlooked by a housing and flats development, they don't want to have to walk a mile to gain access to their nearest community centre, the whole point of a community centre is that's it is accessible to all.

All means the elderly, the disabled, the young and families.

The hut is in a central position to all those that live around it, in the centre and accessible to all those within it.

The people of this community do wish to be able to send their children to the nearest local school not to a school miles away because the local one is oversubscribed (such as the Globe) which begs the question why sell off a school when this facility will be needed in the future, and according to the housing and numbers forecast for the area more school places will be needed.

There is a need for this community facility and it is a need that can be proven so therefore it should remain as it is so the people of the area can use and enjoy it once again.

Our aim is to ensure that you the people and families of the area are listened to and not ignored and to enable & empower them to take action.

Everybody has heard of the term "The Big Society" well this is the embodiment of it, we are the people, we are the big society, we are the voice, and we will make ourselves heard !

COMMUNITY FACILITIES AND ACTIVITES IN THE LOCALITY

Facility Name	Facility Address	Facilities to Hire	Activities Offered	Distance from West Lane Youth Centre	Approximate Walking Time	Public Transport?
Lancing Manor Leisure Centre	Manor Road, Lancing, BN15 0PH	De Brock Suite Function Room Main Hall Accessible	Full range of facilities and activities, catering for all ages, including under 5s, teens and over 50s.	0.3 miles	10 minutes	
St James the Less Parish Church Hall	Mill Road, Lancing, BN15 0EY	Main Hall West Room Accessible	Tuesday – Dance Thursday – Brownies and Guides Friday – Rainbows	0.3 miles	10 minutes	
Lancing Youth Centre	Penhill Road Lancing BN15 8HA	Hall Front Room Lounge Resource Centre Accessible	Caters for ages 8 – 19, youth club provision Mon, Tues, Wed and Thurs for differing age groups, including a special needs youth club.	1 mile	20 minutes	No.16 operated by Compass Travel
Lancing Parish Hall	96/98 South Street, Lancing, BN15 8AJ	Jubilee Hall South Hall Council Chamber Green Room 1 Green Room 2		1 mile	20 minutes	No.16 operated by Compass Travel
St Michael's and All Angels Church Hall	South Street, Lancing, BN15 8AJ	Church Hall		1 mile	20 minutes	No.16 operated by Compass Travel

COMMUNITY FACILITIES AND ACTIVITES IN THE LOCALITY

School Name	Address	Facilities to Hire	Activities Offered	Distance from West Lane Youth Centre	Walking Time	Public Transport
Globe Primary School	Irene Avenue Lancing BN15 9NZ	Community Hall	Sama Karate Brighton and Hove in the Community Centre Stage	0.3 miles	10 minutes	
Sir Robert Woodard Academy	Upper Boundstone Lane, BN15 9QZ	Hall		0.5 miles	10 minutes	
Seaside Primary School	Freshbrook Road, Lancing, BN15 8DL	Hall		1.2 miles	20 minutes	No.16 operated by Compass Travel Ltd

Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
9am - 1.30pm	A	9am - 2.30pm	A	9am - 1.30pm	A	9am - 2.30pm	A	9am - 2.30pm	A	9am - 10.30am	B
9am - 2.30pm	A	9am - 2.30pm	A	9am - 2.30pm	A	9am - 2.30pm	A	9am - 2.30pm	A	10.30am - 12noon	C
12.30pm - 3.30pm	A	12.30pm - 3.30pm	A	12.30pm - 3.30pm	A	12.30pm - 3.30pm	A	9am - 3pm	A	9am - 12noon	D
3pm - 5.30pm	A	3.30pm - 5.30pm	A	3.30pm - 5.30pm	A	3.30pm - 5.30pm	A	3.30pm - 5.30pm	A	12noon - 2pm	B
3.30pm - 5.30pm	B	3.30pm - 5.30pm	B	3.30pm - 5.30pm	B	3.30pm - 5.30pm	B	3.30pm - 5.30pm	B	12.30pm - 2.30pm	C
3.30pm - 5.30pm	C	3.30pm - 5.30pm	C	3.30pm - 5.30pm	C	3.30pm - 5.30pm	C	3.30pm - 5.30pm	C	2pm - 4pm	C
4pm - 6.30pm	C	4pm - 6.30pm	C	4pm - 6.30pm	C	4pm - 6.30pm	C	4.30pm - 6.45pm	C	2.30pm - 4.30pm	D
5.30pm - 7.30pm	D	4.30pm - 6.45pm	D	5.30pm - 7.30pm	D	5.30pm - 7.30pm	D	5.45pm - 6.45pm	D	4.30pm - 6.30pm	D
6.30pm - 8.30pm	D	5.30pm - 7.30pm	D	6.30pm - 8.30pm	D	6.30pm - 8.30pm	D				

Sunday

9am - 12noon	Mighty Mites under 5s	A	
10am - 11am	Junior Fitness 5-7yrs	C	
11am - 3pm	Junior Fitness 8-11yrs	C	
3pm - 4pm	Junior Fitness 12-16yrs	C	
4.30pm - 5.30pm	Roller Disco 3+ yrs	D	
5.30pm - 7.30pm	Roller Disco Adults	D	

Key
= Larcing Manor
= Southwick
A = £2.95 Standard Member or £3.95 Non-Member C = £2.75 Standard Members only
B = £3.50 Standard Member or £4.50 Non-Member D = Contact Reception for details

Holiday Lessons – Larcing Manor T. (01903) 524824
Holiday Lessons – Southwick T. (01273) 238111
E. mail.activities@mulberryleisure.co.uk

Timetable may vary during School Holidays. Please ask at Reception for details.

All Activities are FREE to (with the exception of Swimming Lessons) Gym Membership members!

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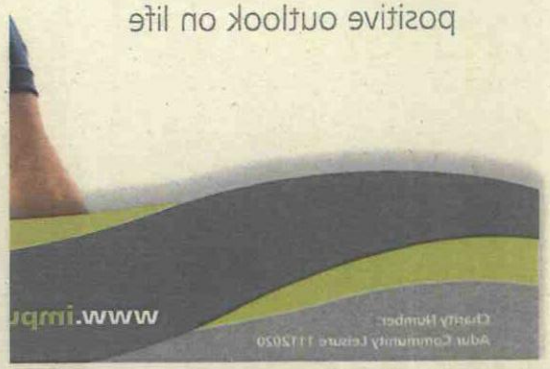
health &



look good, feel great

Making exercise part of your everyday routine, along with a balanced healthy diet, will not only improve your health and fitness but can also create a positive outlook on life



www.impu

Charity Number:
Adur Community Leisure 1112020

Fitness for Health – GP Referral Programme

Both Lancing Manor and Southwick operate schemes where referral can be made by a GP, nurse or physiotherapist. The scheme consists of 20 sessions including initial, midway and final assessment. A report is then compiled for your referrer.

fitness suite prices 2011

	off-peak	peak
standard members	£5.95	£6.95
concession members	£2.50	£6.95

Or for details of our all inclusive Platinum Health & Fitness packages, please contact a Membership Adviser on (01903) 524635 for Lancing Manor or (01273) 238117 for Southwick.

See our website or ask in club for Fitness Suite opening hours

important notes

- Fitness Suite users must be aged 16+ years.
- One compulsory induction is by appointment only. Loose and comfortable clothing should be worn as exercise will be undertaken during this session.
- Off-Peak hours are Monday to Friday, from club opening to last entry at 4pm, and anytime at weekends.

your key to a healthier lifestyle



Impulse Leisure - Lancing Manor

Manor Road, Lancing, West Sussex BN15 0PH
T (01903) 524624

Impulse Leisure – Southwick

Old Barn Way, Southwick, West Sussex BN42 4NT
T (01273) 238111

Impulse Leisure – Wadurs

Kingston Broadway, Shoreham, West Sussex BN43 6TE
T (01273) 238000

E marketing@impulseleisure.co.uk

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ACL0911 Details are correct at time of print



ncing Manor.

estyles are less likely to suffer illness and

, more self-confidence, improved
ou are likely to sleep better, feel happier,
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n to your favourite music,
nlist you work-out!

ym instructor who will guide you through
specifically for you, teach you how to use
e on how to maintain a healthy lifestyle.

offer support and monitor your progress
s is a revolutionary system, based on a
uipment as you exercise. It stores your
n session. Your results can then be printed

Group exercise timetable from September 2011

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
07.15-08.00				08.30-10.30 Body Blitz (H) £3.80	08.30-10.30	09.00-10.00 Body Blitz (H) £3.80	08.30-09.30 Core Stab & Stretch (C) £3.80 Body Attack (H) £4.80
08.30-09.30	Body Attack (H) £3.80	08.30-10.30 Body Blitz (H) £3.80	08.30-10.30 Body Pump (T) £3.80		08.30-10.30 Circuit Training (H) £3.80		
09.30-10.30	Body Combat (H) £3.80	10.00-11.00 Circuit Training (H) £3.80	10.00-11.00 Aquafit (A) £3.70	09.30-10.30 Body Combat (H) £3.80	10.00-11.00 Body Pump (T) £3.80	10.00-10.45 Body Combat (H) £3.80	09.30-10.15 Circuit Training (H) £3.80
10.30-11.30	50+ Aquafit (A) £3.20	10.30-11.30 Yoga (C) £4.80	10.30-11.30 Body Pump (T) £4.80	10.40-11.40 50+ Keep Fit (MW) £3.80	10.30-11.30 Aquafit (A) £3.70	10.30-11.30 Circuit Training (H) £3.80	10.30-11.30 Body Blitz (H) £3.80
11.45-12.45	Pilates (C) £4.80	11.00-12.00 50+ Keep Fit (MW) £3.80	11.30-12.30 Pilates (C) £4.80	11.30-12.30 Boxercise (H) £4.80	11.30-12.30 Core Stab & Stretch (C) £3.80	11.00-12.00 Zumba (D) £3.80	10.45-11.45 Pilates (C) £4.80
12.00-13.00	Body Blitz (H) £3.80	12.00-13.00 Aquafit (A) £3.70	12.00-13.00 Body Pump (T) £4.80	12.00-13.00 Core Stab & Stretch (C) £3.80	12.00-13.00 Circuit Training (H) £3.80	12.00-13.00 Body Blitz (H) £3.80	12.00-13.00 50+ Keep Fit (MW) £3.80
13.00-14.00	Body Pump (T) £3.80	13.00-14.00 Body Blitz (H) £3.80	13.00-14.00 Circuit Training (H) £3.80	13.00-14.00 Body Pump (T) £3.80	13.00-14.00 Body Pump (T) £3.80	13.00-14.00 Body Pump (T) £3.80	13.00-14.00 Body Pump (T) £3.80
14.00-15.00	Circuit Training (H) £3.80	14.00-15.00 Body Pump (T) £3.80	14.00-15.00 Body Attack (H) £3.80	14.00-15.00 Body Blitz (H) £3.80	14.00-15.00 Step & Abs (H) £3.80	14.00-15.00 Body Combat (H) £3.80	14.00-15.00 Circuit Training (H) £3.80
15.00-16.00	Body Combat (H) £3.80	15.00-16.00 Step & Abs (H) £3.80	15.00-16.00 Circuit Training (H) £3.80	15.00-16.00 Step & Abs (H) £3.80	15.00-16.00 Body Attack (H) £3.80	15.00-16.00 Aerobics (H) £3.80	15.00-16.00 Step & Abs (H) £3.80
16.00-17.00	Step & Abs (H) £3.80	16.00-17.00 Body Combat (H) £3.80	16.00-17.00 Body Blitz (H) £3.80	16.00-17.00 Circuit Training (H) £3.80	16.00-17.00 Body Combat (H) £3.80	16.00-17.00 Pilates (C) £3.80	16.00-17.00 Body Combat (H) £3.80
17.00-18.00	Body Blitz (H) £3.80	17.00-18.00 Circuit Training (H) £3.80	17.00-18.00 Body Pump (T) £3.80	17.00-18.00 Core Stab & Stretch (C) £3.80	17.00-18.00 Body Blitz (H) £3.80	17.00-18.00 Body Pump (T) £3.80	17.00-18.00 Body Blitz (H) £3.80
18.00-19.00	Circuit Training (H) £3.80	18.00-19.00 Body Blitz (H) £3.80	18.00-19.00 Step & Abs (H) £3.80	18.00-19.00 Body Pump (T) £3.80	18.00-19.00 Yoga (C) £4.80	18.00-19.00 Step & Abs (H) £3.80	18.00-19.00 Yoga (C) £4.80
19.00-20.00	Body Combat (H) £3.80	19.00-20.00 Body Pump (T) £3.80	19.00-20.00 Yoga (C) £4.80	19.00-20.00 Body Attack (H) £3.80	19.00-20.00 Circuit Training (H) £3.80	19.00-20.00 Body Pump (T) £3.80	19.00-20.00 Body Combat (H) £3.80
20.00-21.00	Yoga (C) £4.80	19.30-20.30 Body Balance (C) £4.80	19.30-20.30 Body Combat (H) £4.80	19.00-20.00 Aquafit (A) £3.70	19.30-20.30 Body Balance (C) £4.80	19.00-20.00 Pilates (C) £3.80	19.00-20.00 Aquafit (A) £3.70
20.30-21.30	Body Balance (C) £4.80	20.00-21.00 Pilates (C) £3.80	20.00-21.00 Body Attack (H) £3.80	20.00-21.00 Body Balance (C) £4.80	20.00-21.00 Body Attack (H) £3.80	20.00-21.00 Body Balance (C) £4.80	20.00-21.00 Body Attack (H) £3.80

Key to fitness...

All classes are multi level unless otherwise stated. See club or website for class participation, cover and booking.

■ = Lanzing Manor ■ = Southwick ⚽ Charlvet ★ = New Class

This following courses run periodically. To register your interest and for further details please contact Lanzing Manor

aerobic fusion - a dance fitness class that fuses Latin, Caribbean and Bollywood dance moves with fitness.

aerobic mental yoga - suitable for people with a stressful lifestyle, anxiety and stress!

aerobic mental yoga - suitable for people of maximum height of 5ft.

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Lancing Centre

Youth club in Lancing for Young people aged 8 to 19 years old.

Activities



- Monday 7.00pm to 9.00pm, 13 to 19 years - Youth Club.
- Tuesday 6.45pm to 8.15pm, Special educational needs 13 to 19 years - Youth Club.
- Wednesdays 11.30am to 1.30pm Young parents group, for young people who are pre or post natal. Young dads are welcome to join the group.
- Wednesdays 6.15pm to 7.45pm, 8 to 11 years - Junior Youth Club.
- Thursdays 7.00pm to 9.00pm, 13 to 19 years - Youth Club.
- Fridays 2.00pm to 6.00pm 3bs session at Penhill Arts Centre - Information, advice and guidance for young people who are attending, have attended or are thinking about attending one or more of the Target 4 Teens courses.
- Fridays 7.00pm to 9.00pm. Detached Youth Work in Lancing, meet up with Youth Workers out and about in Lancing.

Just pop in or give us a call for more information.

Feedback on the page | View this page as PDF | Print this page | Add this page

Find >>>

Events | Advice and info | Activities | Jobs | Discounts

Get in touch

Address

Penhill Road
Lancing
West Sussex
BN15 8HA

View map

Telephone

01903 754901

Email

lancing.youth.centre@westsussex.gov.uk

Related links

Targeted Youth Support

Related documents

Confidentiality Procedure (PDF, 1 page, 62KB)

Update this organisation >>>

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