Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

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	76
Suffix	
Property name	Shoreham Academy
Address line 1	Kingston Lane
Address line 2	
Address line 3	
Town/city	Shoreham-By-Sea
Postcode	BN43 6YT

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

Easting (x)	523499
Northing (y)	105520

Description

2. Applicant Details

Title	Mr
First name	Tim
Surname	Harkins
Company name	Shoreham Academy
Address line 1	Shoreham Academy
Address line 2	76 Kingston Lane
Address line 3	
Town/city	Shoreham By Sea
Country	

2. Applicant Details

Postcode	BN43 6YT

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	151.60
Unit	Sq. metres

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.

Installation of a double classroom mobile unit on the Shoreham Academy site to teach and support approximately 20 to 30 of our students who require an alternative provision from the main academy educational offer. The classrooms will be used for teaching and other nurture type support sessions for existing Shoreham Academy students replacing an offsite facility which has to be closed in July 2021. The lease at current site is no longer available and without this new provision we will not have a space to teach our most vulnerable students and provide this vital social and community facility. The main academy building as it is currently full. We have 1800 students which is our full admission numbers. The mobile classrooms will be exclusively used for Shoreham Academy students, parents and staff and not used for any letting to external hirers.
The double classroom unit is 33ft x 50ft (15.1m x 10m), Double entrance doors, Central lobby and cloakroom area, 2 no large classrooms c/w storerooms, LED Lighting, Double glazed windows, 2kw wall heaters. The unit is grey to match the multi-purpose hall which is behind the location we would like to install the unit. This application will decrease travel slightly in the area as parents, students and staff will not be moving between two sites as all education will now take place on main Shoreham Academy campus.
We would like planning permission for next 3 years while we seek a more permanent solution onsite.

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

6. Existing Use

Please describe the current use of the site

The area we plan to install the mobile classrooms is part of the main academy campus adjacent to multi-purpose hall built in 2017. The area is currently a little used piece of grass and tarmac and concrete hard surface near to the Stoney Lane rear gate.

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 externally? ◉ Yes ○ No

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

7. Materials

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The external finish of the building will be goosewing grey plastisol with merlin grey fascia. The roof is an EPDM roof blanket and the modules joints are sealed with flash band to weather seal.

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

See 6256 layout.pdf for design of mobile classroom unit
See IMG_4936 for photo of unit type

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

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ( ) 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

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? (Check the location on the Government's Flood map for planning. You should also refer to national 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

[x] Existing water course

11. Assessment of Flood Risk

- [ ] 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
- [x] Other
- [ ] Unknown

Other: Not applicable development does not create foul sewage

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

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

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◉ Yes ○ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

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	0	0	151.6	151.6
Total	0	0	151.6	151.6

Loss or gain of rooms

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

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

○ Yes ◉ No

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?

○ 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):

23. Pre-application Advice

Officer name:

Title	Mr
First name	
Surname	
Reference	PREAPP/0347/21

Date (Must be pre-application submission)

08/05/2021

Details of the pre-application advice received

Our Reference: PREAPP/0347/21
Shoreham Academy, 76 Kingston Lane, Shoreham-By-Sea
2no. temporary classrooms
Dear Mr Harkins
Thank you for your recent pre-application enquiry regarding the above.
The site lies within the built up area where development is acceptable in principle, subject to compliance with Development Plan policies and any other material considerations.
The relevant policies of the Adur Local Plan 2017 are:
15 (Quality of the Built Environment and Public Realm)
33 (Planning for Sustainable Communities)
In particular, Policy 33 supports improvements to social and community facilities, which includes education facilities. The provision of temporary classrooms is therefore supported in principle. Having set out the general policy background I shall now provide specific comments on your proposal.
The proposed classrooms would be located in a fairly prominent location, in front of the sports hall and visible from the entrance to the Academy off Stoney Lane. However, they would be viewed with the sports hall and main Academy building behind, which will help to reduce their impact. There is also reasonable tree screening along part of the roadside boundary.
Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
www.adur-worthing.gov.uk - facebook.com/AdurWorthingCouncils - twitter.com/adurandworthing
The plans show cladding proposed to the smaller classroom but it is unclear whether the larger one is also to be clad. It would help to clad them both in colours that blend in with those of the sports hall.
I do not have any concerns in terms of impact upon residential amenity given the position of the classrooms in relation to nearest houses. I also note your comments that there should be a negligible impact on traffic. You may wish to consult West Sussex County Council as Local Highway Authority on any highway-related matters but please note that they also charge for their advice.
I consider that a 3 year temporary permission would be reasonable while the Academy seeks a longer term solution and recommend that you submit your application on this basis.
This advice is without prejudice to consideration of any third party comments that may be received during the course of a future planning application.
Yours sincerely
Peter Barnett
peter.barnett@adur-worthing.gov.uk
01903 221310

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.

25. Ownership Certificates and Agricultural Land Declaration

Person role

- (•) The applicant
- ( ) The agent

Title	Mr
First name	Tim
Surname	Harkins
Declaration date (DD/MM/YYYY)	24/06/2021

☑ 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)	24/06/2021