West Sussex County Council

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DUR DISTRICT PLANNING DIVISION
PLAN No. Ad/00/09
DATE RECEIVED 07 JAN 2009

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: Executive Surname: Adults & Children

Company name: WSCC

Street address: The Tannery
Westgate

Town/City: Chichester
County: West Sussex
Country:
Postcode: PO19 3RJ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:
Change of use from public open space to recreation areas to be used in conjunction with adjoining primary school

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

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:
House name: Fishersgate First School
Street address: Gardner Road
Portslade
Town/City: BRIGHTON
County:
Postcode: BN41 1PN

Description of location or a grid reference
(must be completed if postcode is not known):
Easting: 525280
Northing: 105246

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

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

Officer name:

Title: | First name: | Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Keith Morgan at Adur District Council has been consulted on the need for an application

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

Is a new or altered vehicle 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

7. 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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (•) Yes ( ) No

If Yes, please provide details:

The Headteacher and governors of the adjoining School, now renamed Eastbrook Primary School are fully aware of the proposal as are the owners of the land, Adur District Council.
The District Council have recently publicly advertised their intention to dispose of the land, by way of a long lease, to WSCC. A notice has appeared on site and in the local press advising the public of the proposal.

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? (•) Yes ( ) No

If Yes, please provide details:

The appicant is West Sussex County Council

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary treatments - description:

Description of *existing* materials and finishes:

The former children's play area is currently fenced (see attached photo 1)
The BMX cycle area is not currently fenced.

Description of *proposed* materials and finishes:

New fencing on grey metal posts, 1.8m in height to match the existing School boundary fencing as shown in the attached photograph 2 is to be constructed on the southern boundary of the former childrens play area and around the western, southern and eastern perimeter of the BMX cycle area.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Plan Scale 1:1250 identifying Eastbrook Primary School (formerly Fishersgate First School) edged blue and application land areas edged red.
Photograph 1 (existing fencing fronting former children's play area) and 2 (proposed perimeter fencing)
Supporting planning statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

N/A

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

13. Assessment of Flood Risk

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

If Yes, you will need to submit an appropriate 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	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☒ Existing watercourse	

14. 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:

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

15. Existing Use

Please describe the current use of the site:

The areas currently comprise an informal BMX cycle area and a former play equipment facility, and are used in conjunction with adjoining land as Public Open Space. Both areas are laid to grass.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

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

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. Trade Effluent

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

18. Residential Units

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

19. All Types of Development: Non-residential Floorspace

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 1,128 sq.metres

23. Industrial or Commercial Processes and Machinery

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

The land will be used solely as a recreational / educational play space in conjunction with the adjoining primary school premises

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

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

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

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

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Adur District Council Number: 0 Suffix: Street: Civic Centre, Ham Road Locality: Town: Shoreham -by-Sea Postcode: BN43 6PR	10/12/2008

Title: Mr First name: Property Surname: Services

Person role: Applicant Declaration date: 10/12/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Property Surname: Services

Person role: Applicant Declaration date: 10/12/2008 ☐ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 10/12/2008

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0011/09
DATE 07 JAN 2009

Supporting Planning Statement

Land at Fishersgate Recreation Ground, West Road, adjoining Eastbrook Primary School (South Site), Fishersgate, Portslade.

Proposed change of use from Public Open Space to Recreational Play Space to be used in conjunction with the adjoining School.

As part of the Adur Age of Transfer project in 2008, Fishersgate First School amalgamated with Manor Hall First School and Manor Hall Middle School to become a two form of entry (420 pupils) primary school catering for pupils aged 4yrs to 11yrs operating across the 3 sites.

Prior to this there was no statutory requirement for a playing field area at the Fishersgate site, due to the age of the pupils at the First School.

However, as a Primary School for up to 420 pupils, there is a statutory requirement for a minimum playing field area of 10,000 sq.m. Whilst the total pitch provision across the 3 sites exceeds this requirement, the existing Fishersgate site is undersize and consequently there is no playing field area within the school boundary.

Negotiations between West Sussex County Council and Adur District Council have been successfully concluded to acquire the leasehold of two areas of land currently in the freehold ownership of the District Council and adjacent to the school site. Completion of the legal agreement now remains subject to this change of use approval.

It is proposed that the existing School boundary is amended to incorporate the two areas of land to the rear of the School site, comprising approximately 1128 square metres in total, and shown edged red on the attached plan. The increased site area will enable the County Council to provide access to a recreational playing field area at Eastbrook Primary School (South Site) and meet the needs of the pupils at the school.

The areas currently comprise an informal BMX cycle area and a former play equipment facility, and are used in conjunction with adjoining land as Public Open Space. Adur District Council have publicly advertised the intended disposal (by way of a leasing arrangement) in accordance with the local Government Act 1972 section 123 (1) and (2a). Formal notices have appeared in the local press and on the site and no major objections are expected prior to the deadline of 12th December 2008.

The details of the work to be undertaken on the land will include:-

- The provision of new fencing on grey metal posts, 1.8m in height to match the existing School boundary fencing as shown in the attached photograph to be positioned on the new boundary of the school site.
- The rough area will be bought up to an acceptable standard for school recreational use by cultivation, some sub-soil re-grading to level rutted and mounded areas and some gravel banding drainage if considered necessary.

- Where possible existing planting will be retained, although it will be necessary to remove a section of the existing fencing to give gated access to the area from the existing school site. Some additional suitable planting will also be provided adjacent to the new fence to provide screening of the area.

For the avoidance of doubt, the land will remain as a soft recreational area, with no hard surfacing or structures, other than the type of fencing referred to above. There is to be no increase in the size of the school buildings, the number of pupils or the number of staff at the school as a result of this proposal.

This statement supports the planning application for a change of use from public open space to recreational play space in conjunction with the adjoining School.

December 2008



SOUTH DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. WB/1001/09
DATE RECEIVED 07 JAN 2009

Eastbrook Primary School, West Road, Fishersgate

Scale :	1:1250	Produced by Land and Property Information	
Plot Date :	09-12-2008	Plan For Identification Only produced strictly for WSCC internal use and WSCC project work only	Property Services

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west sussex county council

PHOTO 1 : SHOWING EXISTING FENCING FRONTING FORMER PLAY EQUIPMENT AREA

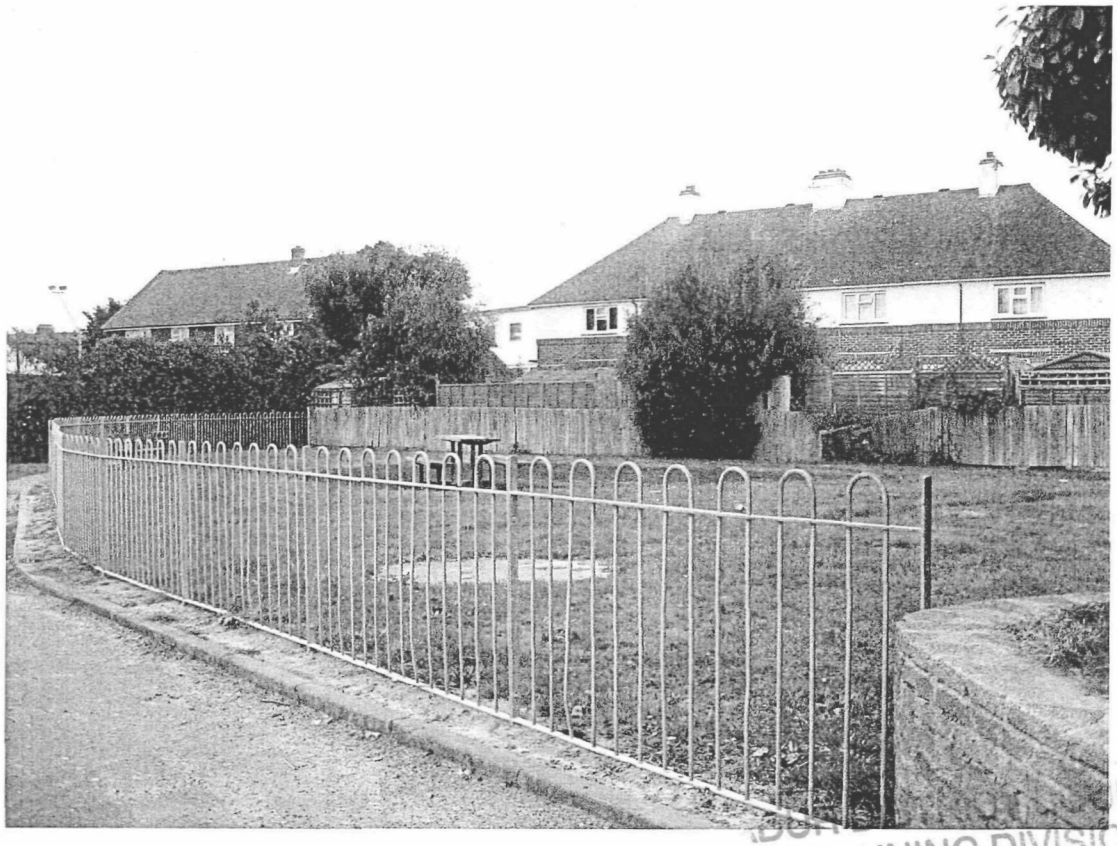

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PHOTO 2 : SHOWING FENCING PROPOSED FOR THE NEW SCHOOL BOUNDARY

