Development Management - Delegated Officer Report

Application Number: AWDM/0535/25 **Recommendation – No objection**

Site: **Herons Dale Primary School, Hawkins Crescent, Shoreham-By-Sea, BN43 6TN**

Proposal: **Consultation by WSCC on Reg 3 application to install a temporary modular building for educational purposes (Variation of Condition 1 of WSCC/021/20 to retain the temporary building) (WSCC/017/25)**

Date of site visit: Not visited. Assessment made using Google Maps

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This application will be determined by West Sussex County Council and is referred to this Council for consultation purposes only. The application is submitted under Regulation 3 of the Town & Country Planning General Regulations 1992.

It is proposed to renew the approval for the installation of a freestanding portable modular building located in the south west corner of the school grounds, adjacent to the boundary with the access road into and out of the Holmbush shopping centre. A 5 year permission is sought.

The building is needed to provide a separate space for the education of pupils with Special Educational Needs (SEND), that need a separate space for effective learning and to ensure the health and safety of staff and pupils. There is an ongoing need to retain the unit to ensure placements at Herons Dale Primary School. If the places are not retained, this would result in children with SEND being placed in independent special schools a long way from home.

The building has a floor area of approximately 29m2 and is a complete and fully fitted unit which was lifted into place by crane, and is located on the bottom south west corner of the site.

The building is to the south of an extension completed in 2015. The building will be largely screened from view by an existing treed boundary adjacent to the pavement/road. The supporting statement advises that there will be no loss of playing fields as a result of these works.

Relevant Planning History:

AWDM/0630/20
Consultation by WSCC on Reg 3 application WSCC/021/20 for installation of modular building for educational purposes.
No objection 01.05.2020

Consultations

Under the relevant Regulations, all consultations with statutory and other bodies and publicity are carried out by WSCC and replies including by the public are made direct to WSCC.

Adur & Worthing Councils: The **Environmental Health** Public Health:
No comments.

Third Parties: [NB. Representations from Third Parties are made direct to WSCC

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (2024)

Planning Assessment

Visual amenity

The building is not visible when viewed from the access road to the retail park due to existing boundary vegetation. There is not considered to be an adverse impact on the visual amenity of the locality.

Residential amenity:

The nearest residential properties are approximately 65 metres away on the other side of the school playing field to the east. The classroom building is not considered to result in any harm to residential amenity.

Recommendation:

That West Sussex County Council be informed that the District Council has no objection to the proposal**.**

NB: WSCC have Permitted the proposal for 5 years in a Decision Notice dated 29.05.2025. Reference Application Number WSCC/017/25

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Eve Hearsey Date: 24.06.2025

Authorised by: Peter Barnett Date: 24 June 2025