Expiry Date - 05/11/2026
Extension of Time – 11/11/2026

Development Management – Delegated Officer Report

Application Number: AWDM/0940/26 **Recommendation: APPROVE**

Site: **Worthing High School South Farm Road Offington Worthing**

Proposal: **Erection of two temporary two-storey modular classroom blocks including ramped access and air conditioning units, for use until October 2027 (Retrospective)**

Date of Site Visit: 15/10/2026

Neighbours Checked: **Y**

Additional Neighbours Notified: Y, to indicate the works are retrospective and include the end date

Site and Surroundings

Worthing High School is located on the western side of South Farm Road. The part of the school to which the application relates is the north-eastern corner, to the south of St Lawrence Ave. Along the northern boundary is a boundary fence with railings above. Along the eastern boundary are various trees, railings and a brick and flint wall.

The site is surrounded to the north-west and east by residential dwellings. To the north lies a parade of shops designated as a local shopping parade – South Farm Road, North.

The site is not in a conservation area and does not contain a listed building or structure, or any protected trees.

Proposal

The application seeks retrospective permission for the erection of two two-storey modular classroom blocks on hardstanding. A ramp provides access between the two buildings. Air conditioning units are proposed to the east and west side elevations at ground floor.

The classroom blocks were erected in August 2026 and permission is sought to retain them until October 2027.

The letter from WSCC describes the works as follows:
This application seeks permission for the installation of temporary modular teaching accommodation to provide a decant solution to support the remodelling of existing accommodation to improve and enhance the existing Special Support Centre for pupils with Special Educational Needs and Disabilities (SEND).

The proposal does not result in increased pupil numbers

Relevant Planning History:

None relevant

Consultations

Environmental Health:

there are no adverse EH comments for this application. I have looked at the noise from the AC units also and these should not pose a problem to any nearby residential property

West Sussex County Council (Highways)

This application is for the erection of two temporary two-storey modular classroom blocks including ramped access and air conditioning units. The site is located on South Farm Road, a C-classified road subject to a speed restriction of 30 mph.

The current proposals do not propose an increase in staff or pupil numbers, and no changes are proposed to existing access or parking arrangements. Therefore, the LHA raise no concerns to the installation of the new classroom.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied: (Construction management plan)

Neighbour Representations

No. of Objections 2

The following comments have been made:

- Another application will be made for the development to be made permanent or for building where the temporary structures are
- More modular blocks will be coming because school can't cope with pupil numbers
- Looks like industrial estate
- Parking issues due to number of staff at school.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM8, DM15, DM16, DM17, DM22

National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance

Planning Assessment:

Principle of development

Improvements to school facilities are supported by policy DM8 of the Worthing Local Plan. The proposal is therefore acceptable in principle subject to assessment of other material considerations.

Visual Amenity

The modular structures have a utilitarian appearance. They are close to the boundary with St Lawrence Ace to the north and are highly visible in surrounding views. From South Farm Road they are screened due to tree coverage along this boundary.

As they are temporary for 15 months, the proposed structures are acceptable. A condition will be included to ensure the site is returned to its former condition by the end of October 2027.

Objections raised concerns about subsequent applications. If submitted these will be assessed on their own merits.

Residential Amenity

The structures are set within the school grounds and are not within proximity to residential properties. The north facing windows are sufficiently separate from dwellings on the north side of St Lawrence Ave.

The main impact would be from the potential noise from the new air source heat pumps. These have been assessed by the Council's EHO who is satisfied that they will not adversely affect neighbouring amenity.

Other

A CMP was requested by WSCC but as the units have already been erected this is not considered necessary.

A SuDS strategy has been submitted. The planters should be installed in accordance with the approved strategy to minimise water runoff.

Community Infrastructure Levy

Education facilities do not have a CIL charge.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers

2. The modular classrooms and all associated works shall be removed from the site by 31 October 2027 and the area returned to its former condition

Informative

1. Approved following revisions

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Louise Prew Date: 06/11/2026

Authorised by: Peter Barnett Date: 9 November 2026