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| REPORT TO: | Planning Policy Committee 26 September 2024 |
| SUBJECT: | Arun Secondary School Study Update |
| LEAD OFFICER: | Zac Ellwood (Interim Head of Planning Policy) |
| LEAD MEMBER: | Cllr Gill Yeates (Chair of Planning Policy Committee) |
| WARDS: | All |
| CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION: | |
| The recommendations supports:- <ul style="list-style-type: none"> • Improve the Wellbeing of Arun; • Supporting our environment to support us. | |
| DIRECTORATE POLICY CONTEXT: | |
| The Secondary School Site Selection Study will help promote health and wellbeing by selecting a sustainable location for a secondary school ensuring that existing and new communities have accessible education facilities while also enhancing the quality of life. | |
| FINANCIAL SUMMARY: | |
| There are financial implications arising from a further study for the site selection process. Overview of tasks required based on the previous discussions estimated a cost of circa £30k. The estimated £30,000 for the Secondary School Site Selection Study will be funded from Professional Fees (Local Development) which has a remaining budget of £288,000. | |

1. PURPOSE OF REPORT

- 1.1. This report updates the committee on the Arun Secondary School progress with landowner engagement. It identifies the work streams and costs required to progress the potential site options available for allocation and acquisition, of a sustainable and deliverable site for the accommodation of a 10 Form Entry (with room for 4 form expansion and 6th form provision) Secondary School to serve the strategic developments within Arun.

2. RECOMMENDATIONS

- 2.1. Planning Policy Committee resolves to agree:-

- i. That the Council will progress a further detailed Site Constraints Study at a cost of circa £30K to include the five sites agreed by Planning Policy Committee of 30 January 2024 (Site 14: Site to the South of Yapton; Site 5: Land South of Yapton Road; Site 4: Land North of Yapton Road and East of Blossom Way; Site 3: Land at Maypole and North End Road and Site 2: Choller Farm, Barnham Lane) plus Site F from the 2019 Study (land adjacent to the Ford Allocation). Additional sites will be added to this list if alternative opportunities emerge before the report is complete.

- ii. That following the further detailed work and consultation with West Sussex County Council, officers are to report back to this Committee at a future meeting, with the final preferred site for the Secondary School, so that formal legal processes can be commenced by a Council.

3. EXECUTIVE SUMMARY

- 3.1. The requirement for a new secondary school in Arun District was identified to meet the need for secondary school and sixth form places generated from the Strategic Housing Allocations at BEW, Ford, Fontwell and Yapton and other cumulative new development, including windfalls, in the Arun Local Plan 2011-2031 which was adopted on 18 July 2018.
- 3.2. In the data from 'West Sussex Planning School Places 2022', returns from all Primary establishments within West Sussex demonstrates that the capacity of all secondary schools within the Arun District will reach 95% in 2023/24 generated from existing pupils currently attending primary schools within the district so the secondary school is urgently required now.
- 3.3. A Secondary School Site Selection Study was undertaken in 2018 which identified a shortlist of suitable sites for a new 10 form entry secondary school. The preferred site (site F) was reported to Planning Policy Sub-Committee (PPSC) on 27 February 2019 and Full Council in March 2019.
- 3.4. Due to site negotiations being stalled regarding the value of the land, and consequently West Sussex County Council (WSSCC) being unable to secure a site, it was appropriate to update the study, so an updated study was commissioned called 'The Secondary School Site Selection Study 2023', as a contingency measure. This study is referred to as the 'Study 2023' for the purposes of this report. The 'Study 2023' was commissioned to revisit the previous potential sites and assess any other options for an alternative best performing secondary school site. This work has been set out as part of Stage 1 of the 'Study 2023'.
- 3.5. At the Planning Policy Committee on 30 January 2024, committee resolved to remove Option F as the council's preferred site and that five sites are to be considered for the secondary school within the District.

These are:

- Site 14: Site to the South of Yapton;
- Site 5: Land South of Yapton Road;
- Site 4: Land North of Yapton Road and East of Blossom Way;
- Site 3: Land at Maypole and North End Road and
- Site 2: Choller Farm, Barnham Lane

(See Appendix 1 for the site locations)

4. DETAIL

- 4.1. The 'Study 2023' provides a site assessment of eight newly identified sites (not considered previously in the 2018 Study) that could potentially accommodate a secondary school and is prepared by using the 2018 study as a base, applying similar assumptions and criteria. The aim was to set out the viability, accessibility and constraints assessment for the eight sites and their relationship to the Strategic Sites within the adopted Arun Local Plan 2018 (e.g. BEW, Climping and Ford) including the existing main settlements in the central area of the district. The 'Study 2023' provides alternative evidence (which accords with the Arun Local Plan Policy INF SP2 'New Secondary School') to assist Arun District Council (ADC) should the preferred site 'Option F' be undeliverable for the new 10 FE Secondary School.
- 4.2. It is important to note that the recommended shortlist of best performing alternative sites for further work, were based on a high level, desk-based assessment of the best performing sites. All the sites are potentially suitable for accommodating the secondary school although each performs differently under the assessment criteria, allowing the identification of the better performing sites. Any additional detailed survey and study may, however, provide evidence that changes the assessment and is likely to be required to test if there is further scope to improve the relative performance and mitigation of each site.
- 4.3. The brief for the Study 2023 originally required the outcome to identify a shortlist of four sites, following which to undertake further work to help identify a single, contingency site as an alternative to 'Option F' to accommodate the secondary school.
- 4.4. The Planning Policy Committee asked for an additional site (Site 2: Choller Farm, Barnham Lane) to also be added to the list. Based on the resolution of the Planning Policy Committee on 30 January 2024, the five sites identified for further consideration are:
- Site 14: Site to the south of Yapton,
 - Site 5: Land South of Yapton Road,
 - Site 4: Land north of Yapton Road and east of Blossom Way and
 - Site 3: Land at Maypole and North End Road
 - Site 2: Choller Farm, Barnham Lane
- 4.5. As part of progressing the work to obtain one final site, the council wrote to the five landowners on 18 March 2024, but there was no interest from any of the landowners to have their site taken forward as a secondary school.

This table shows an overview of the landowner responses received.

| Site Reference | Landowner Response |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Site 14 - Site to the South of Yapton | The landowner <u>does not</u> want their site to be considered for a secondary school. |
| Site 5 - Land South of Yapton Road | No response received. |
| Site 4 - HELAA Site 17BN1 and BN1215PL (land north of Yapton Road and east of Blossom Way) | The landowner <u>does not</u> want their site to be considered for a secondary school. |
| Site 3 - HELAA Site NEWY16 (land at Maypole and North End Road) | No response received. |
| Site 2 - Choller Farm, Barnham | The landowner <u>does not</u> want their site to be considered for a secondary school. |

NEXT STEPS

- 4.6. To deliver the secondary school, third-party land is required. School sites are generally located on land in private ownership (but occasionally on public land) and may be part of a larger scheme which also includes housing, commercial and open space or located close to such. There is currently no interest from any of the landowners on the shortlist which cause deliverability issues. It is worth noting that progressing work with non-cooperative owners is a risk to the council and will mean a longer timescale and more costs to the relevant council. Officers have previously identified other suitable sites with cooperative landowners including Site F which would make them deliverable, but these have been discounted by the council. Given the position of landowners on the alternative sites identified, the Committee may wish to revisit whether Site F should be included for further work/assessment as per recommendation (i). The recommendation has been worded on the assumption that the Committee would wish to take that forward that option. The committee may also be mindful to reconsider any other sites that have cooperative landowners as this is imperative for ease of deliverability. If so the identification of possible sites could be achieved through a 'specific call for sites' if a deliverable remains elusive.
- 4.7. The requirement for the school is now even more urgent, therefore the council needs to explore the various options available to acquire the land to deliver the new Secondary School. It must be acknowledged that a cooperative landowner would aid a more time efficient delivery of the school at the values the County Council is able/willing to pay for the land.
- 4.8. The key delivery options available to acquire the site would be to produce a Secondary School Development Plan Document or to do a Site allocation through the Arun Local Plan update. To produce a Secondary School Development Plan Document or do a Site allocation through the Arun Local Plan update, further detailed evidence work (The Site Constraints Study) will need to be undertaken.

4.9. Therefore, officers will commission the further detailed work identified in The Secondary School Site Selection Study 2023 as Stage 3, to progress the identification of a final site. The further detailed site constraints investigation including any transport impact and mitigation required. An overview of the tasks required in the Site Constraints Study to be commissioned, based on the previous discussions, estimate a cost of circa £30k. and the key work involved in this study will include and is not limited to updated:

- Baseline & Accessibility Assessment
- Trip Generation & Highway Impact Assessments
- Utilities Assessment
- Ecology Assessment
- Flood Risk Assessment

4.10. The brief for the Site Constraints Study will require it to recommend one final preferred site for the secondary school which will then progress to being allocated through a Secondary School Development Plan Document or a Site allocation through the Arun Local Plan update.

4.11. The council is mindful that once this preferred site is allocated the next step would be to deliver the site. Further site negotiations will be undertaken with the site owner and WSCC at this point. However, if the landowner is non-cooperative then the only option in this case would be to pursue a compulsory purchase order for the site. Whilst a compulsory purchase order must be a last resort in acquiring a site for the secondary school, it is worth noting that the Government has now introduced a measure in the Levelling Up and Regeneration Bill which will allow certain public sector acquiring authorities to seek directions from the Secretary of State on a scheme-by-scheme basis to restrict the payment of hope value in certain types of schemes.

4.12. The new school shall be delivered through a legal agreement between WSCC and the landowner which sets out how and when the facility will be delivered to meet the education requirements of WSCC as the Local Education Authority (Policy INF SP2 – bullet point d) and will need to be progressed in consultation with WSCC.

4.13. It is important to note that whichever site progresses, it will still be subject to all necessary feasibility, design, consultation, planning and statutory processes. A subsequent planning application will need to be made either by the developer of the secondary school or West Sussex County Council. It is worth noting that WSCC could apply for planning permission using their powers for planning permission on any land regardless of whether it is allocated in a DPD.

4.14. Officers will bring this item back to Planning Policy Committee at appropriate stages throughout the process.

5. CONCLUSION

- 5.1. The key delivery options available to acquire the site would be to produce a Secondary School Development Plan Document or to do a Site allocation through the Arun Local Plan update. In order to produce a Secondary School Development Plan Document or do a Site allocation through the Arun Local Plan update, further detailed evidence work (The Site Constraints Study) will need to be undertaken.
- 5.2. The Site Constraints Study will recommend a single preferred site to accommodate the Secondary School. This work will include Officers from ADC and WSCC coordinating to apply WSCC's 'Education Site Suitability Checklist' against the findings of the Site Constraints Study and entering into discussions with site promoters as part of the refinement process.
- 5.3. It is worth noting that once further detailed work has been done and the site has been allocated, that if the landowner is non-cooperative then the only option in this case would be to pursue a compulsory purchase order for the site. WSCC could however apply for planning permission using their powers for planning permission on any land regardless of whether the site is allocated in a DPD.

6. CONSULTATION

- 6.1. There are no external consultations on this report.

7. OPTIONS / ALTERNATIVES CONSIDERED

- 7.1. The options are to agree to progress a further detailed Site Constraints Study with a recommendation of a final site or not to agree to progress with the risk that progress on acquiring a secondary school site is further delayed. In addition to the option on not taking forward any work the options identified of reconsidering Site F or other sites where there is a cooperative landowner.

8. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

- 8.1 There are financial implications arising from a further study for the site selection process. Overview of tasks required based on the previous discussions estimated a cost of circa £30k. The estimated £30,000 for the Secondary School Site Selection Study will be funded from Professional Fees (Local Development) which has a remaining budget of £288,000.

9. RISK ASSESSMENT CONSIDERATIONS

- 9.1. None identified.

10. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

- 10.1 There are no Governance or legal implications.

11. HUMAN RESOURCES IMPACT

11.1 There are no human resource implications arising from this report.

12. HEALTH & SAFETY IMPACT

12.1 The site constraints study and any future planning application will include consultation with relevant stakeholders, including environmental health, to ensure any health and safety impacts are identified and appropriately managed.

13. PROPERTY & ESTATES IMPACT

13.1 There are no direct implications for council property.

14. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

14.1 None identified.

15. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

15.1 There are no direct adverse implications for climate change from this report. Any environmental impacts arising from a new secondary school will, of course, be fully considered in the determination of a formal planning application.

16. CRIME AND DISORDER REDUCTION IMPACT

16.1 There are no direct adverse implications for crime and disorder.

17. HUMAN RIGHTS IMPACT

17.1 There are no direct adverse implications for human rights.

18. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

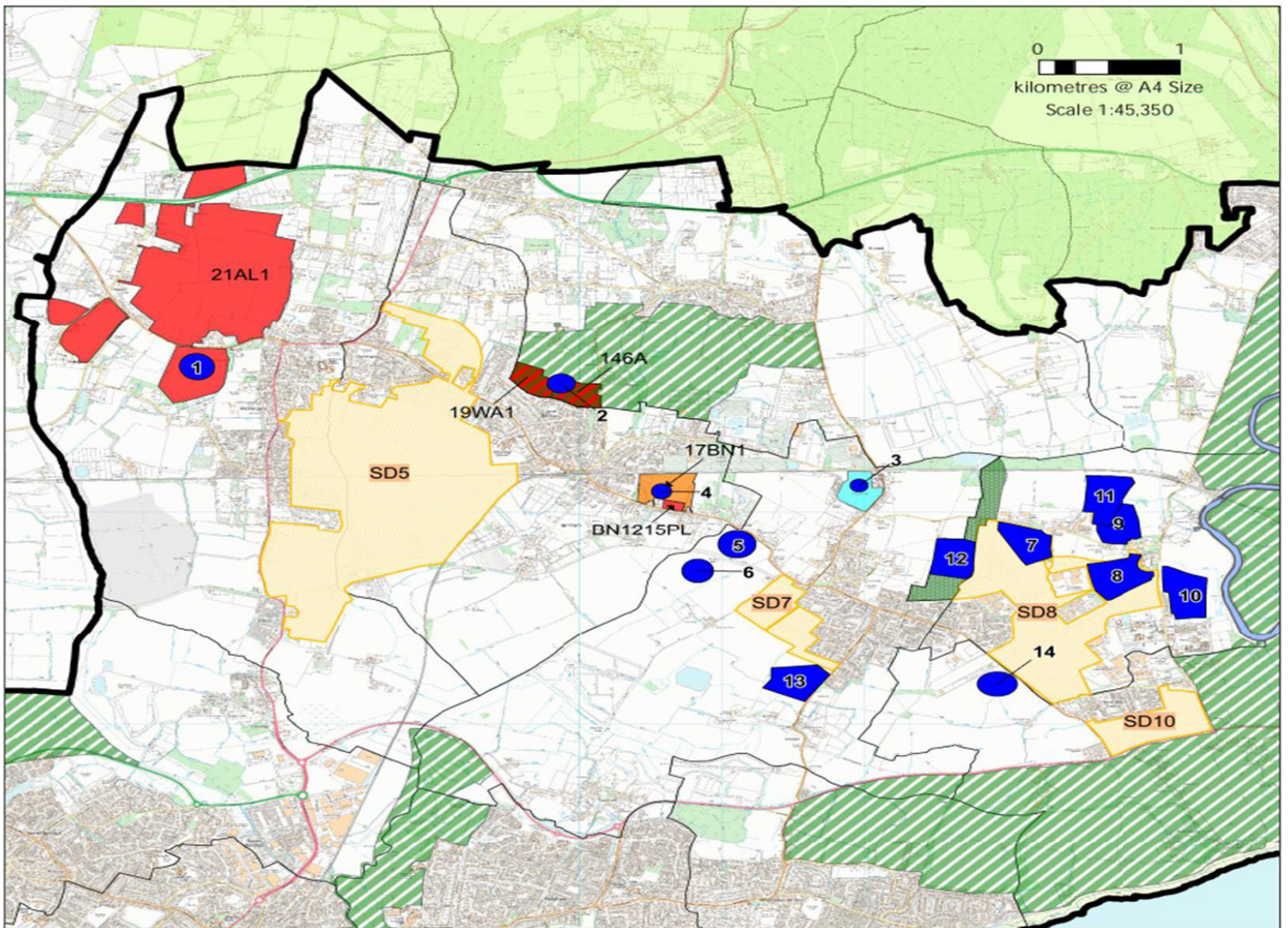
18.1 There are no implications in these regards.

CONTACT OFFICER:-

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BACKGROUND DOCUMENT: Appendix 1: Site Map of Potential School Sites

Appendix 1: Site Map of Potential School Sites



**Map showing Potential Secondary School Sites in Arun District Council
Local Planning Authority Boundary**

Key

- The Local Planning Authority Boundary of Arun District Council
- South Downs National Park (Outside LPA Boundary of ADC)
- Gaps Between Settlements
- Arun Parishes
- Ford Neighbourhood Plan Local Gap

- HELAA Site 17BN1
- HELAA Site 19WA1
- HELAA Site 21AL1
- HELAA Site 146A
- HELAA Site BN1215PL
- HELAA Site NEWY16
- Strategic Housing Allocations
- SD5 BEW
- SD7 Yapton
- SD8 Ford
- SD10 Climping

Potential Secondary School Site Locations

- 1 - 21AL1 (Norton Grange Farm)
- 2 - Choller Farm, Barnham Lane
- 3 - NEWY16 (land at Maypole and North End Road)
- 4 - 17BN1 and BN1215PL (land north of Yapton Road and east of Blossom Way)
- 5 - Land South of Yapton Road
- 6 - Land to the South of part of the Canal
- 7 - Option A
- 8 - Option B
- 9 - Option C
- 10 - Option D
- 11 - Option E
- 12 - Option F
- 13 - 18Y2 Lambs Field Bilsham Road BN18 0JP
- 14 - Site to the south of Yapton

