

PLANNING STATEMENT

CHICHESTER COLLEGE, AVENUE DE CHARTRES, CHICHESTER,
PO19 1SB



Whaleback Planning & Design 91 Boundary Road Hove BN3 7GA 01273 234 354 www.whaleback.co.uk	Site	Chichester College
	Project	External alterations to Music Block
	Applicant	Chichester College Group
	Our Ref	W2698-b
	Date	March 2024
	Version	v1

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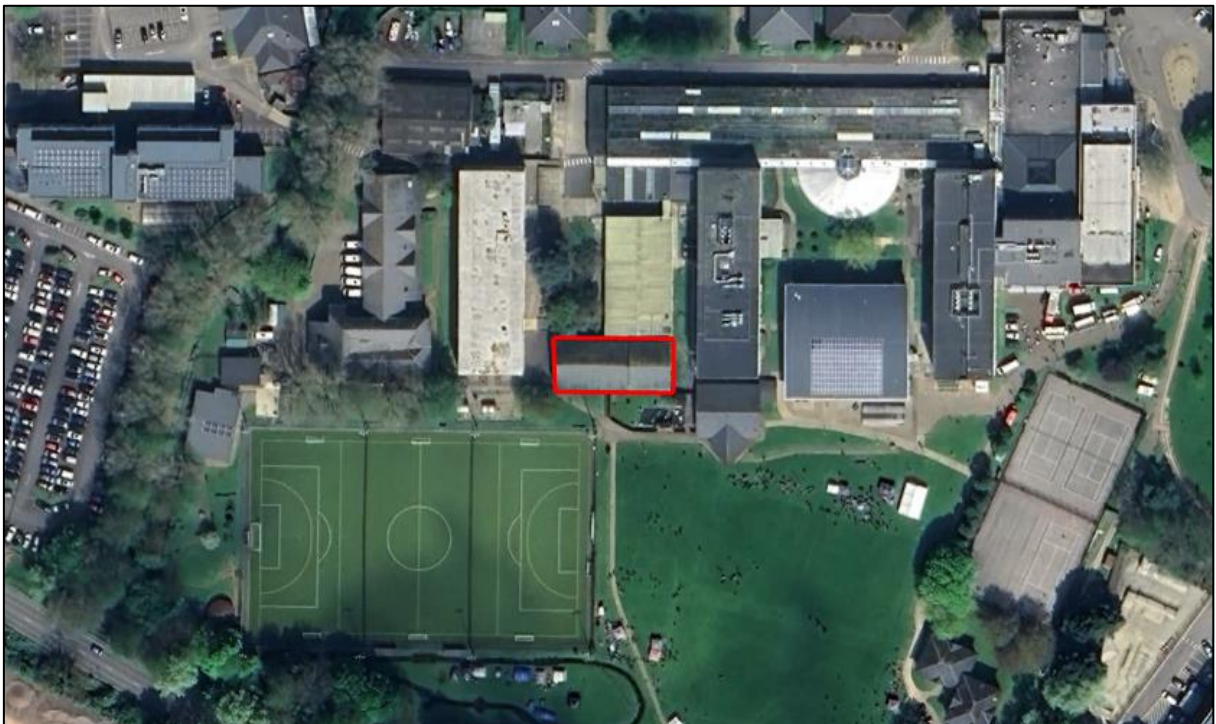
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Introduction

1. Whaleback Planning & Design is instructed by Chichester College Group (CCG) to prepare and submit a full planning application for the cladding of an existing sub-standard building (referred to as the 'Music Block'), fenestration changes, new signage and two external condenser units. The proposed works are associated with the internal conversion of the building into a T-Levels Media Block.
2. CCG is the largest further education organisation in Sussex, rated Ofsted 'Outstanding' and educating over 25,000 students a year. The College is a major contributor to the local economy and offers a range of vocational courses, including T-Level Media courses. The College works with a range of local and national employers in providing apprenticeships and higher education courses that contribute to a skilled workforce in the District.
3. This Planning Statement describes the application site and its surroundings, the development proposal, the planning history of the site and the relevant planning policy framework. A planning appraisal is provided to consider the merits of the application followed by a conclusion.

Site and Surroundings

4. The Chichester College campus is located to the southwest of Chichester Town Centre, within the Chichester Centre ward. The site comprises a range of educational buildings, a car park, playing fields and halls of residence. The main vehicular access to the site is via the A259 (from the west) and the A286 (from the east) and there are a number of public footpaths providing pedestrian access.



Application building delineated in red

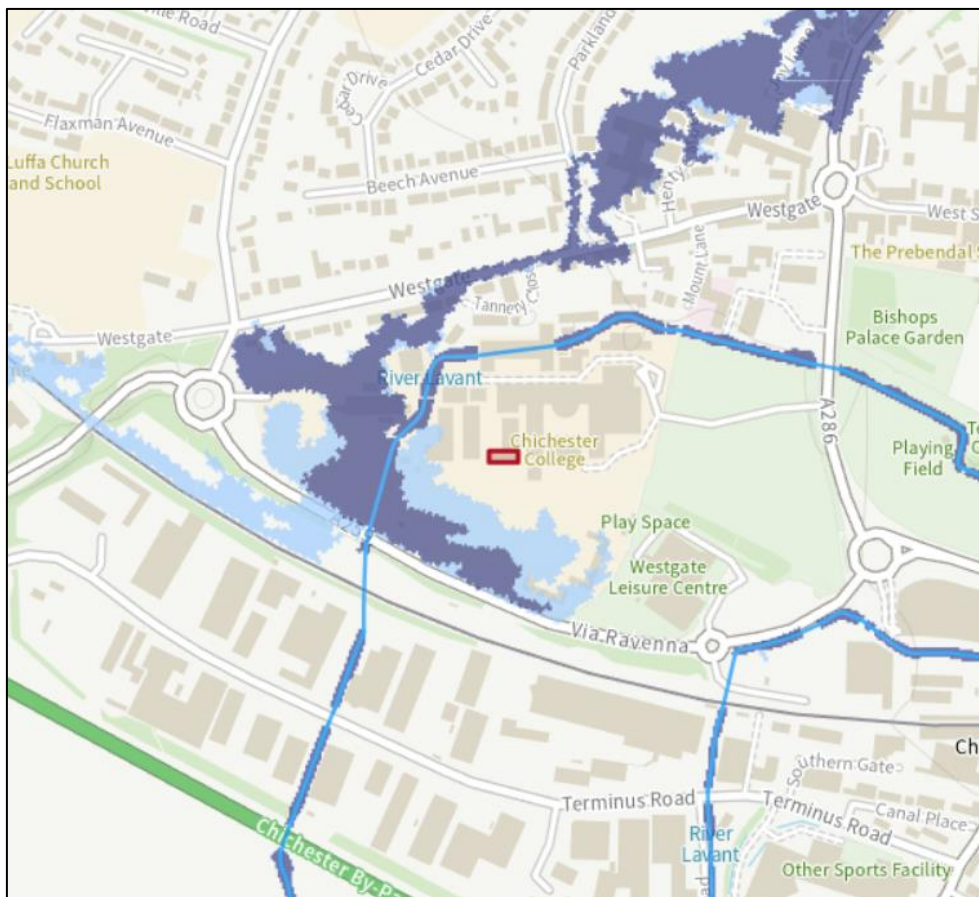
5. The application relates specifically to the building known as the 'Music Block' at the centre of the campus. The building is two-storeys with a shallow pitched roof, brickwork exterior, aluminium framed doors and black and white framed windows. The exterior is in a poor state of repair and will be renovated for use by T-Level Media students and staff.



Existing Music Block elevations (north and west)

Constraints and Designations

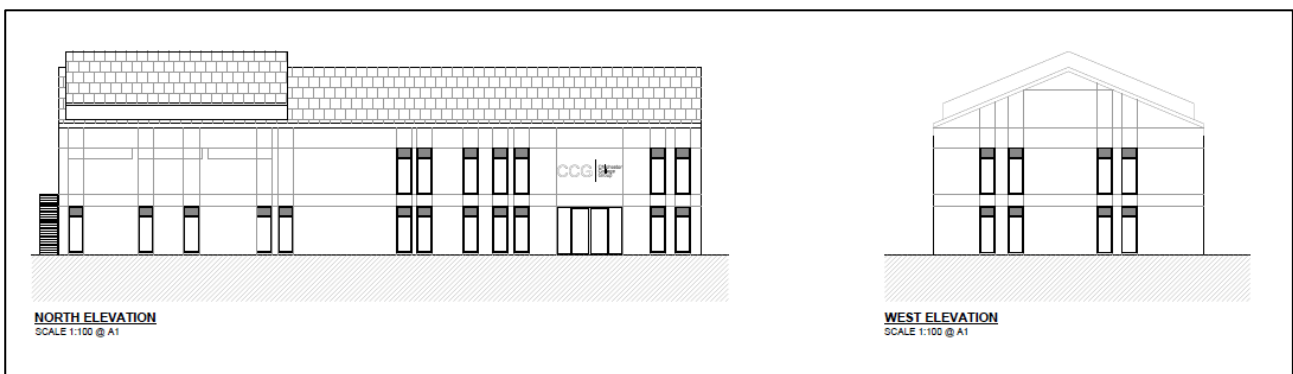
6. The main campus adjoins the Chichester Conservation Area (CCA) to the east, albeit the application building is approximately 140m away from the boundary with the CCA. The main entrance block to the campus is a Locally Listed Building.
7. The River Lavant runs through the site from the northeast to southwest. The area immediately surrounding the river is within Flood Zone 2 or 3, whilst the application building lies wholly within Flood Zone 1.



Environment Agency Flood Risk map, with application building (delineated in red) within Flood Zone 1.

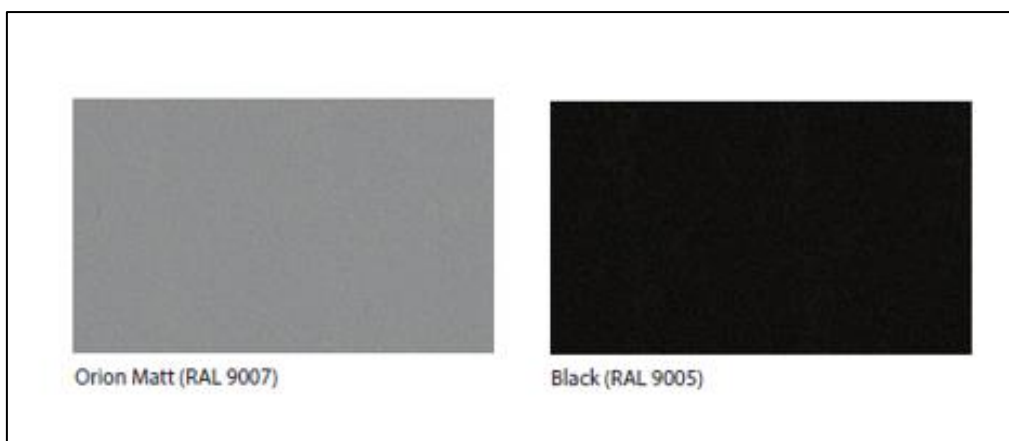
Development Proposal

8. Planning permission is sought for external alterations to the existing Music Block to provide a renovated and state of the art educational building for use by T-Level Media students. The proposal will provide high quality learning facilities and collaborative workspaces for students and teachers, revitalising the appearance of a building which is in a poor state of repair and currently underutilised.
9. The proposed scheme consists of:
 - Installation of grey metal cladding to replace existing brickwork exterior
 - Replacement of existing windows with recessed, black aluminium framed windows
 - Addition of a black aluminium framed window to the northern elevation at first floor level
 - Replacement of existing doors with black aluminium framed doors
 - New CCG signage to the northern elevation
 - Two condenser units to the eastern elevation



Proposed elevations (north and west)

10. The proposed cladding will use Vertical Euroclad Single Skin Sheet, whilst the proposed fenestration will be Comar Eco Window and Door Systems as presented within the specification documents submitted with the application. The proposed colours for the cladding will be sample colour RAL 9007 and sample colour RAL 9005 is proposed for the fenestration.



Proposed cladding (RAL 9007) and fenestration colour (RAL 9005)

11. Planning permission is being sought for the proposed external changes only, with the continued use of the building for educational purposes resulting in no material change of use.

Relevant Planning History

12. There is extensive planning history relating to the Chichester College campus. For the purposes of this statement only relevant planning history is identified.
13. **23/01302/FUL:** Demolition of existing Block F building and erection of a new building for Use Class F1(a) with associated works including an external compound, relocation of electricity substation and a new attenuation tank. Approved 22/11/2023.

The new STEM building proposed grey metal cladding and recessed fenestration, in a similar manner to that proposed under this current planning application. The LPA supported the design of the scheme and approved the application in November 2023.

14. **21/00629/FUL:** Erection of a timber-framed flat-roofed building with covered deck areas for SEN provision on college site. Approved 22/06/2021.
15. **20/02254/FUL:** Creation of an athletics training track, warm-up area, floodlighting and fencing. Approved 16/11/2020.
16. **13/03262/FUL:** Demolition of existing sub-standard buildings and replacement with new three storey public-facing learning facility and new landscaping. Approved 28/04/14.
17. **09/00773/FUL:** Redevelopment of campus through demolition, refurbishment and new build to provide 24580 sqm of new teaching and ancillary floor space with associated landscaping and parking. Use of existing tennis court area for parking, Construction of 4no. new replacement tennis courts and re-alignment of football ground. Approved 06/11/09.
18. **95/00958/FUL:** Construction of pitched roof to existing music block. Approved 11/07/1995.

Planning Policy Framework

19. Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.
20. The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:
 - National Planning Policy Framework (2021)
 - Chichester Local Plan (2015)
 - Chichester Vision (2017)

National Planning Policy Framework

21. A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

22. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment.
23. For decision-taking this means approving applications that accord with up-to-date policies without delay; or where policies are absent, silent or out-of-date, granting permission unless the Framework provides clear reasons for refusing a proposal in a particular location or any adverse impacts of permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chichester Local Plan

24. The Chichester Local Plan was formally adopted on 14th July 2015 and provides the overall strategic and spatial vision for the future of Chichester District through to 2029. It will help shape the future of the District and plays an important role in ensuring that other District plans and strategies achieve their objectives.
25. The following policies are relevant to the proposal:
 - Policy 1: Presumption in Favour of Sustainable Development
 - Policy 2: Development Strategy and Settlement Hierarchy
 - Policy 3: The Economy and Employment Provision
 - Policy 10: Chichester City Development Principles
 - Policy 39: Transport, Accessibility and Parking
 - Policy 40: Sustainable Design and Construction
 - Policy 47: Heritage and Design

Consultation Draft Chichester Local Plan 2021-2039

26. The Chichester Local Plan 2021-2039 will replace the policies in the current adopted Local Plan. The Local Plan 2021 – 2039 will provide the broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within Chichester District.
27. The Local Plan 2021-2039 is undergoing consultation and is of limited weight in the decision-making process at present.

The Chichester Vision

28. The Chichester Vision published in 2017 sets out a framework which aims to protect the essence of Chichester’s past whilst enhancing the future vitality of the city as the cultural capital of West Sussex. The Vision serves as a template against which to test new projects, policies and proposals emerging for Chichester City Centre.
29. The Vision identifies Chichester College as being the largest higher educational facility in the county and a huge role in the economic wellbeing of the city. The ambition is for Chichester College to be major economic drivers in their own right, helping to raise educational standards, support enterprise and growth in local business communities.

Planning Appraisal

Principle of Development

30. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The economic objective of sustainable development is to build a strong, responsive and competitive economy, by supporting growth, innovation and improved productivity.
31. **Policy 10** of the Chichester Local Plan states that new development and facilities will be planned for Chichester city that enhances the city's role as a sub-regional and visitor destination, by providing or contributing towards improved facilities for education.
32. The Chichester Vision identifies CCG as the largest Further Educational facility in the county and seeks to raise educational standards and support growth in local business communities.
33. CCG is the largest Further Education organisation in Sussex, rated Ofsted 'Outstanding' and educating over 25,000 students a year. The College is a major contributor to the local economy and a key driver in vocational training, including T-Level Media courses. The College works with a range of local and national employers in providing apprenticeships and higher education courses that contribute to a skilled workforce in the District.
34. The proposed alterations are to an existing educational facility within Chichester's settlement boundary and are proposed in association with the conversion of the Music Block into a new Media Block. The existing building is currently underutilised and the proposed conversion into a Media Block will ensure the building is fully-utilised. The proposal will not result in any increased pupil or staff numbers at the college. The provision of high quality teaching and learning facilities will provide learners and employer partners with industry standard facilities, which will consequently benefit Chichester District's economic growth and employee skill base.
35. The proposed renovation and modernisation of the existing Music Block to provide enhanced and fully-utilised educational building is overwhelmingly supported in principle by national and local planning policy, subject to an assessment of other material planning considerations as set out below.

Design and Visual Impact

36. Paragraph 135 of the NPPF seeks to secure a high standard of design in all new developments, and states that proposals should be visually attractive as a result of good architecture and sympathetic to local character, including the surrounding built environment.
37. The proposed use of metal cladding and recessed aluminium-framed windows will significantly improve the dated appearance of the application building, which is in a poor state of repair and in need of modernisation. The resultant building will have a contemporary appearance and reflect the design approach taken in the wider regeneration of Chichester College campus (as seen with the aluminium clad STEM building approved under permission 23/01302/FUL). The proposed use of black aluminium framed fenestration throughout will result in a consistent and balanced appearance to the building, especially when compared with the existing mix of white and black framed windows. The massing, form and scale of the building will be unaffected as a result of the proposal. No works are proposed to the roof which will remain as existing.

38. Overall, the proposed scheme will significantly enhance the appearance of the building, improving its appeal as an educational facility and contributing to the sense of place being created through the wider regeneration of the Chichester College campus. As such, the proposal accords with the design objectives of the NPPF and Policy 47 of the CLP.

Sustainable Construction and Design

39. The proposed cladding and use of low U-value, double glazed units will improve the existing building's insulation and thermal efficiency, enhancing the sustainability credentials of the building as a result.

Neighbouring Amenity

40. The application building is towards the centre of the College campus and is therefore substantially distanced from neighbouring residential properties, with the closest property (8 Tannery Close) being some 130m from the application site.
41. As such, there would no impact on neighbouring amenity as a result of the proposed scheme.

Trees

42. As the proposal is for external cladding to an existing building, there would be no additional impacts on the tree root systems to the north of the application site and the tree's continued health would not be compromised as a result of the scheme.

Flood Risk and Drainage

43. The application site is within Flood Zone 1 and is therefore at the lowest risk to flooding. Flood risk would not be increased elsewhere as the proposal relates to external changes to an existing building only.
44. Surface and foul water drainage will continue to utilise the existing mains sewerage system.

Transport and Parking

45. The proposed alterations and conversion of the existing building will ensure the educational facility will be used more efficiently by students and staff, but will not result in an increase in pupil/staff numbers on the campus.
46. There are therefore no highways safety or parking capacity impacts associated with the proposed development.

Noise Assessment

47. The proposed condenser units will be small scale and only in use during the day and weekdays, when the campus is at its most active. Existing educational buildings to the east and north of the condenser units will act as acoustic buffers. The units will also be substantially distanced from any neighbouring residential properties (at c.130m from 8 Tannery Close).
48. As such, the proposal would not lead to increased noise disturbance to any nearby noise sensitive receptors and is acceptable in acoustic terms.

Conclusion

49. Chichester College Group is a highly-valued local institution, rated Ofsted 'Outstanding' and furthering excellence in a wide range of subjects and in partnership with many local and national employers and community groups. The improvement of an existing educational facility within the Chichester settlement boundary is overwhelmingly supported in the Chichester Local Plan, Chichester Vision and the NPPF.
50. The resultant building will be of a high-quality and contemporary design, reflecting the design approach already supported by the LPA under permission 23/01302/FUL and significantly improving the appearance of the existing building. The scheme would have no impacts on neighbouring amenity, existing trees, flood risk, highways safety nor nearby noise sensitive receptors.
51. For the reasons outlined in this report, the proposal represents sustainable development in compliance with national and local planning policy. The Local Planning Authority is therefore respectfully asked to grant planning permission without delay.

Engagement with the Local Planning Authority

52. This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

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