

From: Simon Davis
Sent: 16 October 2017 10:38
To: Planning.Responses
Subject: FW: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

WSSC Infrastructure 2nd response.

Kind Regards

Simon J.Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From: Elaine Munns [REDACTED]
Sent: 13 October 2017 14:46
To: Simon Davis
Cc: Tracey Dunn; Laura Floodgate
Subject: RE: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Hi Simon

The terminology that they've used – "gift" – leads us to have some expectation that it is just that. We'll see what they come back with, as you say.

In the meantime, I've spoken to my colleagues and whilst we will take it if it's a gift we wouldn't take the land in lieu of a payment to us, or as a part substitute. We require the full financial contribution as a priority.

Thanks

Elaine Munns BSc, MSc AGI | Team Manager, Planning Services, Economy, Planning and Place
Directorate, West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 10 October 2017 11:05

To: Elaine Munns

Subject: RE: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Hi Elaine,

They haven't yet indicated whether it's an 'either/or' or an additional offer. I have given them the draft HoT so they should respond with their thoughts and I will let you know.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Elaine Munns [REDACTED]

Sent: 10 October 2017 10:53

To: Simon Davis

Subject: RE: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Hi Simon

I'm just discussing this with my Education colleagues now. Can you just clarify – are they intending to gift the land in addition to the financial contributions we've asked for, or is their expectation that the financial contributions will be reduced?

Thanks

Elaine Munns BSc, MSc AGI | Team Manager, Planning Services, Economy, Planning and Place
Directorate, West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 06 October 2017 14:53

To: Elaine Munns

Subject: RE: Y/44/17 Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Dear Elaine,

I have already had comments back from WSCC re Infrastructure contributions for this application. There was also a note about land transfer stating: *"Where land is to be transferred to the County Council as part of the development (e.g. a school site) that we will require the developer to provide CAD drawings of the site to aid design/layout and to ensure that there is no accidental encroachment by either the developer or ourselves"*.

The applicants have offered to gift 1,450m² of land to the Yapton C of E Primary School. The land is shown on the attached layout plan (it is the square shaped area just north of the proposed POS). My question to you is does WSCC want this land as potential space for expansion of the School?

If so, it will need to be included in the draft 106.

Kind Regards

Simon J. Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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