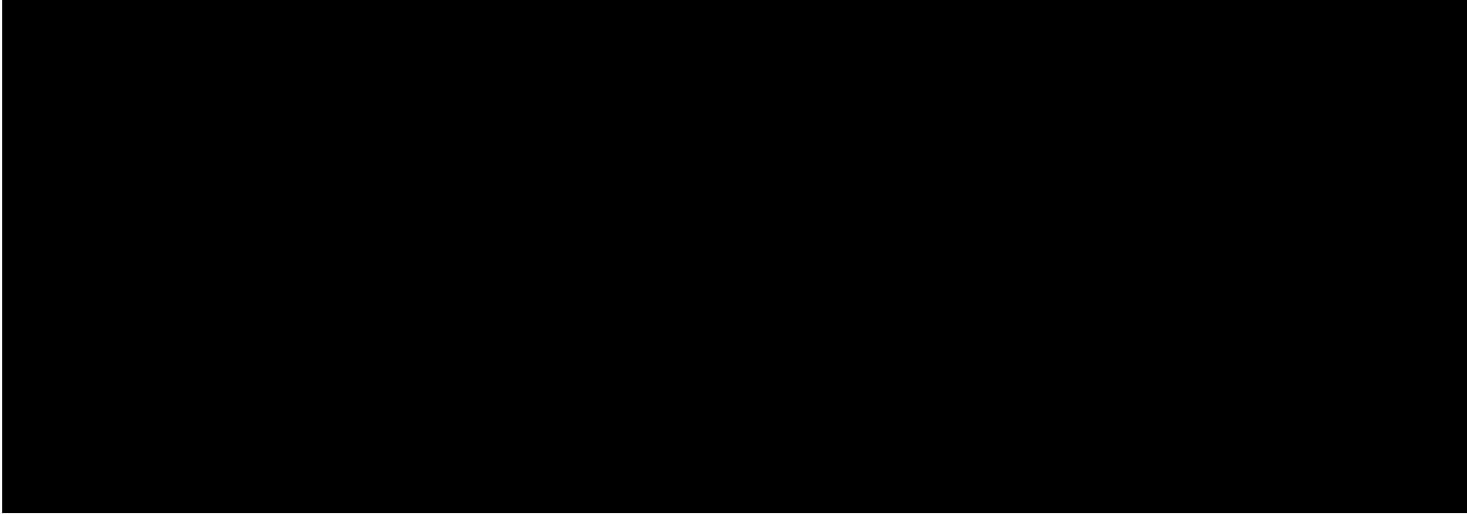


From: Lisa Jackson [REDACTED]

Sent: 09 January 2018 10:04

To: Simon Davis

Cc: Paul Hanson; Andrew Tice; Rachel Scott; James Pitt; Adam Ross; Zoe Knott; Dominick Veasey; Peter Rawlinson

Subject: Re: Application Y/44/17/OUT Staker's Farm, Yapton

Dear Simon

Thank you for your prompt response.

Please do include the feasibility study on your website as it is part of the evidence for the Local Plan Examination and the live outline applications for Site SD7.

Kind regards,
Lisa

Lisa Jackson
Jackson Planning Ltd
www.jacksonplanning.com
Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU

JACKSON PLANNING

On 9 Jan 2018, at 09:58, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Lisa,

Thank you for your letter. You have attached the feasibility study. If you want this to be considered and reported to members, it will need to be made public on our website. Is this acceptable?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lisa Jackson
Sent: 08 January 2018 18:05
To: Simon Davis

Subject: Application Y/44/17/OUT Staker's Farm, Yapton

Dear Simon

Please find attached a letter and enclosure in relation to the above application. I would be grateful if you could kindly confirm receipt?

I have registered to speak at the Development Control Committee on 17th January in relation to this application.

Kind regards,
Lisa

Lisa Jackson
Jackson Planning Ltd
www.jacksonplanning.com
Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU

<image001.jpg>

<http://www.arun.gov.uk>

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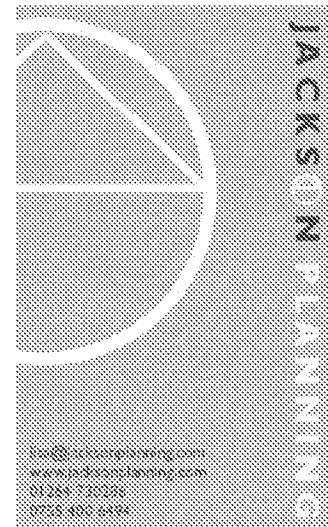
By email only

Copies to Neil Crowther, Julia Dawe, Claire Potts, David Easton,

Cllr Stephen Haymes, Cllr Derek Ambler, Andrew Gardiner, Vicky Newman,

January 8, 2018

Simon Davis
Principal Planner
Arun District Council
Arun Civic Centre
Maltravers Road,
Littlehampton
West Sussex
BN17 5LF



Dear Simon

Application by Granite Gate Ltd, Staker's Farm Yapton Y/44/17/OUT

Introduction

I write to **request a deferral of the above application** that is due to be considered at the Development Control Committee on 17 January 2018. This request is on behalf of Landlink Estates and Gleeson Strategic Land Ltd.

I appeared at the Local Plan Examination hearings in September 2017 representing these two site promoters. The objections to the Local Plan in respect of the strategic allocation site SD7 at Yapton and its consequences for other non-allocated sites in Yapton are still outstanding and the Local Plan Examination remains open.

You will no doubt be aware that Landlink Estates and Gleeson Strategic Land Ltd have also recently submitted outline planning applications for 300 and 250 dwellings respectively (references Y/92/17/OUT and Y/91/17/OUT) these are now both live applications to be considered by your authority in due course.

Request for deferral of Y/44/17/OUT

Arun Local Plan Examination

The reason for a request for a deferral of the above application is based upon prematurity in relation to the Parish preference for a single expanded school for primary education within the village to accommodate future population growth, and the potential to properly assess the soundness of the allocation of site SD7 in the Local Plan. The examination into the Local Plan is still in progress and the Inspector has yet to complete his report on the hearings and written representations. The interim report has raised issues of whether it is appropriate to allocate part of site SD7. He states:

21. "The figure of 'at least 400 dwellings' for the allocation at Yapton (SD7) appears to be inaccurate based on the site area and the background information which led to the allocation. On the assumption that the provision of a one form entry (1FE) primary school remains a requirement of the allocation then the policy should state 'at least 500 dwellings'." (my emphasis).

Issue 3 - Infrastructure Requirements

22. In terms of the requirement for new primary schools at Yapton and other locations, the County Council's approach set out in the September 2017 update on school provision appears to be based on the assumption that the need for increased capacity is best dealt with by new schools linked to the allocations. During the hearings discussion took place about a number of related factors such as optimum school size, the scope to extend existing primary schools (to sustain them and reach an optimum size) and the preferences of the community. For example the indication was that Yapton would prefer to maintain a single primary school rather than have two. As a result of a planning application provision at Climping is to be through the expansion of the existing school rather than a new school. (My emphasis)
23. ***Is the County Council able to provide more information on the factors outlined above - optimum school size, the scope to extend existing primary schools (to sustain them and reach an optimum size) and community preferences? This would enable me to consider such factors in assessing the soundness of particular allocations and the primary school components.***

Education Solution for Yapton

In verbal evidence at the hearings and in my written submissions I suggested to the Inspector, given the community requirements for a single school, that part of our preferred solution at Yapton could be to safeguard land around the school to allow for an extension to school from its current 1.5 form entry (FE) to 2.5 or 3 FE. In my evidence I highlighted that the applicants of the scheme adjacent to the school had offered land in association with the outline application Y/44/17/OUT. I requested that until it was clear the extent of land required for expansion that an area around the school should be protected from development. An outcome of the Local Plan Inspector's decision is awaited on this point.

WSSC have confirmed that the school can expand by 1/2 FE within the existing site area. Indeed WSSC have already secured S106 contributions that specifically contribute towards the expansion of the school. Expansion to a 2FE school will provide an additional 1/2FE (105 pupil places). This 1/2FE expansion will also achieve the WSSC and DfE recommended 2FE minimum primary school operating size. Therefore, the further expansion of the school to 2.5FE or 3FE is necessary to accommodate additional development approved or allocated within the village.

Feasibility Study –Expansion of Yapton Primary School

As part of the pre-application work in relation to the strategic site, SD7, West Sussex County Council Education Team requested that Landlink and Gleasons carry out a feasibility study to demonstrate that Yapton Primary School was capable of further expansion beyond 2FE. The SD7 site promoters have employed expert school designers and project managers, Mace, to plan and calculate the additional land required for the proper expansion of Yapton Primary School to accommodate the child yield from the planned and recently consented developments within the village. This feasibility study is attached. This shows that the offer of land in the current application made by Granite Gate is insufficient to achieve a 2.5FE. The feasibility study includes a plan showing how the expansion to 2.5FE could be achieved with the loss of an additional 4 dwelling units on the Staker's Farm scheme. A 3FE solution would reduce the capacity of the current application Y/44/17/OUT by 18 units in total.

Development Control Committee Report Assessment

Your report does consider the issue of school expansion, but makes errors in relation to this particular consideration in terms of the overall planning balance.

On page 130 of the committee report at paragraph 6 you state: (I underline the key points)

“(6) It is acknowledged that there is a village preference for expansion of the existing school site rather than the creation of a second school elsewhere. Clearly the Stakers Farm site being adjacent to the School means that it could provide assistance in terms of land for expansion of the school. However, this application must be considered on its own merits and it would not be possible to justify a refusal based on a preference for expansion of the school onto the land - particularly as there is no development plan policy in support of this. However, members should note that the application will result in contributions being made for the expansion of primary school provision, most likely at Yapton primary school. In addition, it is possible that an area of land within the site (1450m2) can be gifted to WSCC for the purposes of expanding the school site. This may alone not be suitable to enable expansion of the school but it may free up land elsewhere on the school site for expansion”.

You are wrong to state categorically that the application cannot be refused on the basis for a preference for a single school in the village. This is an unresolved issue currently under consideration at the Local Plan Examination. The Inspector has yet to finally report on whether it is sound to allocate a school site on SD7 or safeguard land around the existing school to facilitate expansion. The Inspector's interim report highlights this very issue at Yapton as set out above. Indeed a refusal on prematurity could be justified on this point, however, a deferral is an alternative for the Council to negotiate a solution on this unallocated site that would properly plan for and safeguard the future expansion of the school. At the bottom of page 130 of the report you acknowledge that the gift of land is part of the mitigation offered to expand school provision in the village, which is currently at capacity.

It would be premature to accept the wrong part of the site as a gift for the education solution, or too small a portion of the site to physically accommodate the needs of the school to expand and meet the needs of the future. The government guidelines on school space standards to accommodate the children that this and other proposals will generate have been used to calculate the space required. The feasibility study shows the required physical layout of the 2.5FE and 3FE expanded school. This study is now a material consideration along with the Inspector's Interim report, and questions he posed to WSCC education about school solutions. This must be taken into account in the consideration of this current application.

In addition there is an objection from WSCC in relation to the potential school expansion impacts : You state on page 134 of the report that: “Subsequent correspondence received on 18/12/17 sets out a HOLDING OBJECTION on the grounds that should it be possible to increase the capacity of the primary school from 1.5 Form Entry (FE) to 2.5FE using funding from the proposed strategic site on the south western side of Yapton then there would be an increase in traffic/activity around the school and it would therefore be necessary to reconsider the highway implications of the Staker's Farm proposal. It is requested that determination of this application be delayed until such time as WSCC know whether a school expansion has merit and can therefore reassess this proposal.”

Your report makes an error of assessment on page 141, second paragraph: “ The application if approved would include a S106 contribution towards small scale improvements at the Yapton Primary School. In addition, the application includes the potential for a gift of land to the School for the purposes of enlarging the existing 'playing fields' and potentially facilitating expansion of the school itself. It is considered therefore that the proposal would provide support to the school to enable it to grow to meet future demand.

Therefore, although the exact terms of Policy HI are not met, it is considered that the proposal would gain some support from the policy.” (My emphasis).

With the feasibility study, now completed, it is clear that the school will not be able to grow to meet its future demand with the gift of land as currently proposed. The terms of policy HI of the NDP in relation to education impact are not met and in particular this proposal may prevent other schemes having an education solution compliant with policy HI of the NDP. This proposal is in direct conflict with this adopted development plan policy in the NDP and potentially to the detriment of the education requirements of the whole village.

Prematurity

On page 146 of your report you cite the two prematurity arguments that can be justified as set out in the NPPG as reasons for refusal.

(a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or neighbourhood planning; and

(b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

You then go on to dismiss this as follows: “Although the eLP is at an advanced stage and therefore (b) applies, the proposal is not considered to be so substantial or have a cumulatively significant effect on the settlement. Furthermore, this application was submitted following the Local Plan Sub-Committee resolution in December 2016 to invite planning applications for sites identified as being 'deliverable' and sustainable within the HELAA. It is therefore considered that a refusal on grounds of prematurity could not be supported. “

This assessment is wrong. It fails to acknowledge that the proposal would have a cumulatively significant impact on the settlement as it would totally prevent proper school expansion to accommodate the approved and planned residential developments within the village and would result in children travelling out of catchment to schools beyond the settlement. Both reasons for refusal based on prematurity are engaged in this consideration. Given that the development would result in an unsustainable future for the whole village it does not meet the criteria set out in the Local Plan sub Committee December 2106 and this does not outweigh the more pressing sustainable solution for primary education.

On page 163 your report considers infrastructure impact and states : “In addition, there is currently an offer to gift 1,450m2 of land to WSCC for the purposes of enlarging the school site and potentially enabling its expansion. The land gift has been accepted in principle by WSCC but whether it can be secured depends on whether a land transfer agreement can be drawn up that is acceptable to all parties. It is not considered necessary for this land gift to be included to make the proposal acceptable in planning terms. Furthermore, members should note that if the land gift is included, then although it would allow support for the proposal to be gained from YNDP policy HI, it would also mean that the amount of public open space did not meet the policy requirements.”

This assessment is incorrect the land gift is necessary for the proper planning of the community, indeed the land gift does not go far enough. As currently proposed the gift would do nothing, and gives a small section of additional open space, which contains a mature Category C tree and large root protection zone. The outline application as illustrated would prevent Yapton School expanding to 2.5 or 3FE and would therefore jeopardise education infrastructure for the whole village. The proposal would be in direct conflict with the NDP policy HI and is premature.

The summary on page 154 is wrong; the 'tilted balance' required under paragraph 14 of the NPPF does not simply override all matters. The important test is where the development plan is absent, silent or relevant policies are out of date, granting permission unless - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The benefits of the scheme must be considered against any demonstrable harm. In this case the evidence produced by my clients shows that should planning permission be granted as shown Yapton Primary School could not expand to meet the needs of approved and allocated sites within the village. It is the clear preference of the community to have a single school within the village; and any decision now that would prejudice this is a significant impact that would outweigh the benefits.

I respectfully request that the application is deferred until WSCC Education assess the feasibility study and for the Inspector to finally conclude on issues of school provision in relation to the strategic allocation in Yapton. Should the applicants be minded to pursue an early consent to assist with land supply they could be encouraged to revise the application to apply for that part of the site that is outside the 3FE expansion area, as this would not have the same in principle obstacles to a single school solution for the village that the Parish prefer.

Additional Errors in the Committee Report

I would also ask that you correct the facts in relation to paragraph 16 on page 131, this states it is understood that the third party will not grant access across the track that links the site to Bonham's Field without significant financial benefit. The track is within control of Landlink Estates and NO approach has been made for access across their land.

Conclusion

Should you pursue the application with a recommendation of approval as it stands with the same assessments of issues I would wish to bring the matters raised in this letter here to the attention of members of the committee either during public participation or by lobbying. I would anticipate the clear facts of this letter to be reported to members in a verbal update before the meeting or an update sheet. If the contents of this letter are not properly reported to members any decision made on this basis may be unsafe and could be open to challenge.

Given the serious implications for my clients' land and other development sites within Yapton I would ask that you respond formally to me about the contents of this letter in advance of the committee. It is critical for the sustainable future of Yapton that the opportunity to properly plan for school expansion is not lost by a poorly considered and unsustainable development proposal.

I look forward to your response.

Yours sincerely



Lisa Jackson MA BSc MRTPI

Enclosed – High level Feasibility Study Yapton Primary School, Mace, January 2018

Yapton C of E Primary School

Yapton, West Sussex

January 2018



High Level Feasibility Study

Document control

Date	Owner	QA Check	Checked by	Mace Sign off	Issue Date	Issue To	Client Sign off
04 Jan 2018	Jack Marston	04 Jan 2018	Tim Barton		05 Jan 2018	Lisa Jackson	

Revision Log				
Revision	Description	Date	Made by	Checked

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1.0 Introduction

1.0.01 Mace Consultancy have been engaged by Jackson Planning on behalf of Landlink Estates and Gleeson Strategic Land to undertake a high level feasibility study to investigate the implications of expanding the existing Yapton C of E Primary School and site.

1.0.02 The study may be used to support a live planning application and the joint master plan for strategic housing allocation within the village of Yapton.

1.0.03 The planning authority is Arun District Council.

1.0.04 This high level feasibility study, will test how the existing 1.5 Form Entry (FE) primary school can expand to a 2.5FE and as a further option a 3.0FE school on the current site.

1.0.05 The feasibility study will look at the extra accommodation required to accommodate both 2.5 FE and 3.0FE solutions. This will be done by generating detailed area schedules based on the Building Bulletin 103. Area Guidelines for Mainstream Schools' (BB103).

1.0.06 The extra built area will be illustrated as typical single story building foot print and then located on the existing site.

1.0.07 Please note that this High high level Feasibility, has had to be developed without the possibility of a site visit or access to the existing school floor plans. Therefore

the area exercise has had to start from the assumption that the existing school area is sufficient for a BB103 1.5FE school. As there are no floor plans the logic of placing the new build may be flawed when the existing year groups and main space locations are understood.

1.0.08 The report will illustrate how the single story additions will impact on the site in a 3D massing drawing for each option.

1.0.09 As well as built area, the feasibility study will explore the implications on site area, and soft and hard play requirements as prescribed by BB103 for both the 2.5FE and 3.0FE versions.

1.0.10 It will also address the increased parking requirements and look at improving drop and pick up arrangements as well as traffic flow. This may involve extra land and the report will suggest areas that could be added to suitably expand the site. The proposals take into consideration the impact it will have on of the developments of the surrounding sites.

1.0.11 The site area work is based on "Ordnance survey CAD plans" and not a full Topographical survey, which would be essential if the project was to develop further

Area Study Summary				
Requirement Type	Suggested Site Area	Suggested Internal Area	Proposed Site Area Increase	Proposed Internal Area Increase
1.5 FE (Existing)	14247 sq.m	1795 sq.m	-	-
2.5 FE	19632 sq.m	2627 sq.m	+ 4718 sq.m	+835 sq.m
3.0 FE	23129 sq.m	3057 sq.m	+ 8882 sq.m	+1235.6 sq.m

2.0 Location

2.1 Aerial Photos and Surrounding Context



2.2 View From Streetscape



3.0 External Site Areas

3.1 2.5 FE External Areas

OPTION 2.5FE		PAN		BB103 minimum (with team games)	Existing	Proposed	Total	Difference
		525						
		Base Area	Area per pupil					
Soft Outdoor PE		0.00	20.00	10,500.00	4,841.30	962.00	5,803.30	-4,696.70
Hard outdoor PE		400.00	1.50	1,187.50	1,058.10	164.50	1,222.60	35.10
Soft informal and social		600.00	2.00	1,650.00	4,181.90	1,117.90	5,299.80	3,649.80
Hard informal and social		200.00	1.00	725.00	1,627.70	287.60	1,915.30	1,190.30
Habitat		0.00	0.50	262.50	0.00	291.30	291.30	28.80
net site area		1,800.00	30.00	14,325.00	11,709.00	2,823.30	14,532.30	207.30
non-net		350.00	3.30	2,082.50	2,538.10	1,895.60	4,433.70	2,351.20
bdg / sheds footprint					1,795.00	810.00	2,605.00	
parking / access					743.10	1,085.60	1,828.70	
Site area		2,150.00	33.30	19,632.50	14,247.10	4,718.90	18,966.00	-666.50
Parking Spaces				35	20	17	37	2.00

3.2 3.0 FE External Areas

OPTION 3FE		PAN		BB103 minimum (with team games)	Existing	Proposed	Total	Difference
		630						
		Base Area	Area per pupil					
Soft Outdoor PE		0.00	20.00	12,600.00	4,841.30	2,785.10	7,626.40	-4,973.60
Hard outdoor PE		400.00	1.50	1,345.00	1,058.10	-1,004.40	1,533.10	188.10
Soft informal and social		600.00	2.00	1,860.00	4,181.90	2,537.50	6,719.40	4,859.40
Hard informal and social		200.00	1.00	830.00	1,627.70	-327.20	1,300.50	470.50
Habitat		0.00	0.50	315.00	0.00	350.80	350.80	35.80
net site area		1,800.00	30.00	16,950.00	11,709.00	5,821.20	17,530.20	580.20
non-net		350.00	3.30	2,429.00	2,538.10	2,954.10	5,492.20	3,063.20
bdg / sheds footprint					1,795.00	1,242.70	3,037.70	
parking / access					743.10	1,711.40	2,454.50	
Site area		2,150.00	33.30	23,129.00	14,247.10	8,882.00	23,129.10	0.10
Parking Spaces				42	20	31	51	9.00

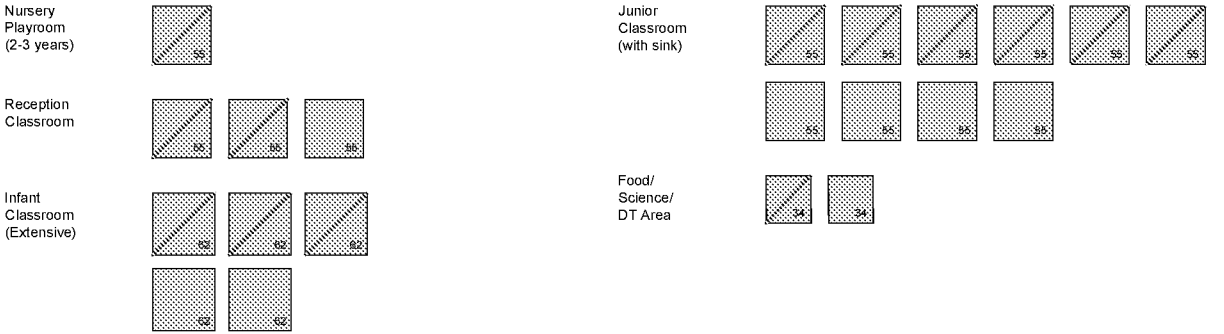
4.0 Schedule Of Accommodation

4.1 2.5 FE Schedule Of Accommodation (Graphic Representation)

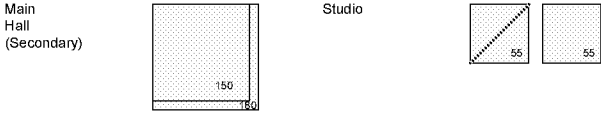
Note: For further detail please see 2.5 FE schedule of accommodation table in appendix A.

Yapton CoE Primary School 2.5FE SoA Spaces diagram

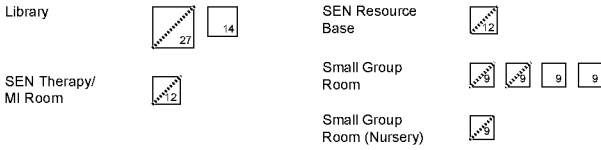
Basic Teaching Area



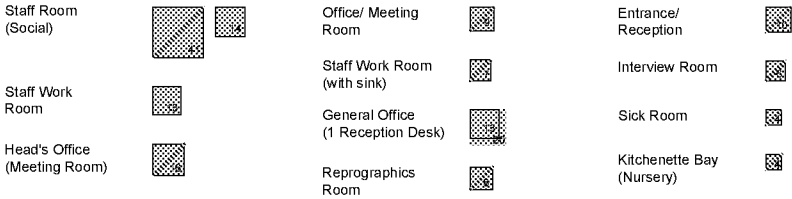
Large Spaces: Halls, Studios and Dining



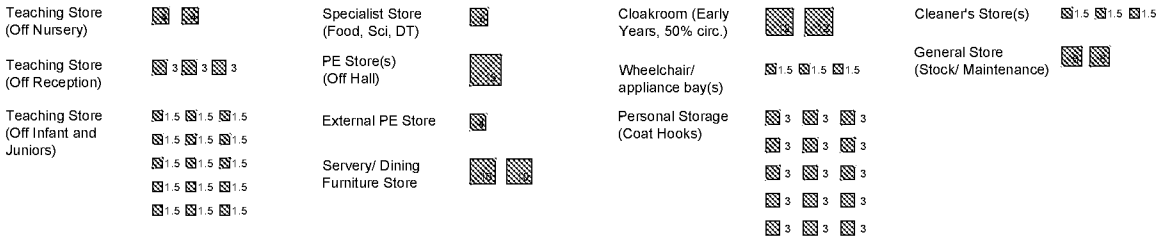
Learning Resource Areas



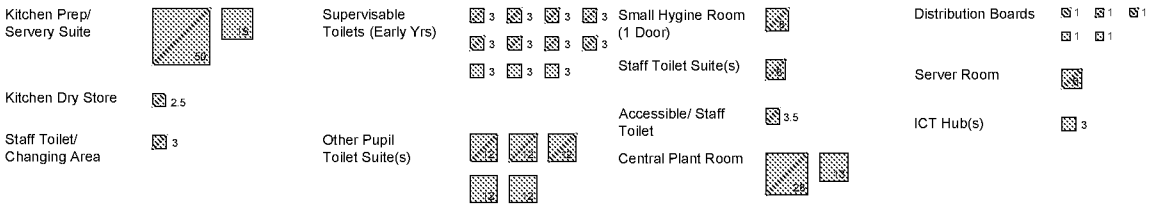
Staff and Administration Areas



Storage



Non-net Area



1.5 FE Supposed Existing Spaces

Remodeled Spaces (Increased Areas)

Proposed Additional Spaces

Nursery Playroom (2-3 years)			Junior Classroom (with sink)							
Reception Classroom										
Infant Classroom (Extensive)				Food/ Science/ DT Area						
				Art/ DT Area						

Main Hall (Secondary) Studio Small Hall

Library		14	SEN Resource Base		12						
SEN Therapy/MI Room		12	Small Group Room		9		9		9		9
			Small Group Room (Nursery)		9						

Staff Room (Social)		Office/ Meeting Room		Entrance/ Reception	
Staff Work Room		Staff Work Room (with sink)		Interview Room	
Head's Office (Meeting Room)		General Office (1 Reception Desk)		Sick Room	
		Reprographics Room		Kitchenette Bay (Nursery)	

Teaching Store (Off Nursery)		Specialist Store (Food, Sci, DT)		Cloakroom (Early Years, 50% circ.)		Cleaner's Store(s)	1.5 1.5 1.5 1.5
Teaching Store (Off Reception)	3 3	PE Store(s) (Off Hall)		Wheelchair/ appliance bay(s)	1.5 1.5 1.5	General Store (Stock/ Maintenance)	
Teaching Store (Off Infant and Juniors)	1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	PE Store(s) (Off Small Hall)		Personal Storage (Coat Hooks)	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	External PE Store	
		Servery/ Dining Furniture Store					

Kitchen Prep/ Servery Suite	2.5	Supervisable Toilets (Early Yrs)	3 3 3 3	Small Hygiene Room (1 Door)		Distribution Boards	1 1 1
Kitchen Dry Store	2.5		3	Staff Toilet Suite(s)		Server Room	
Staff Toilet/ Changing Area	3	Other Pupil Toilet Suite(s)	2 2 2	Accessible/ Staff Toilet	3.5	ICT Hub(s)	3
			2 2 2	Central Plant Room	2 2		

5.0 Options

5.1 2.5 FE Minimum Site Area Requirements



Existing Site Area	14,436 sq.m approx	(1.44 Ha)
2.5 FE Min Site Area	19,632.5 sq.m approx	(1.96 Ha)
Difference	5,200.4 sq.m approx	(0.52 Ha)
Development Land Offered	1,455 sq.m approx	(0.14 Ha)
Additional Land Required	3,745.4 sq.m approx	(0.37 Ha)
Total Land Required	5,200.4 sq.m approx	(0.52 Ha)
Plots Lost	8	

5.2 2.5 FE Proposed Site Plan



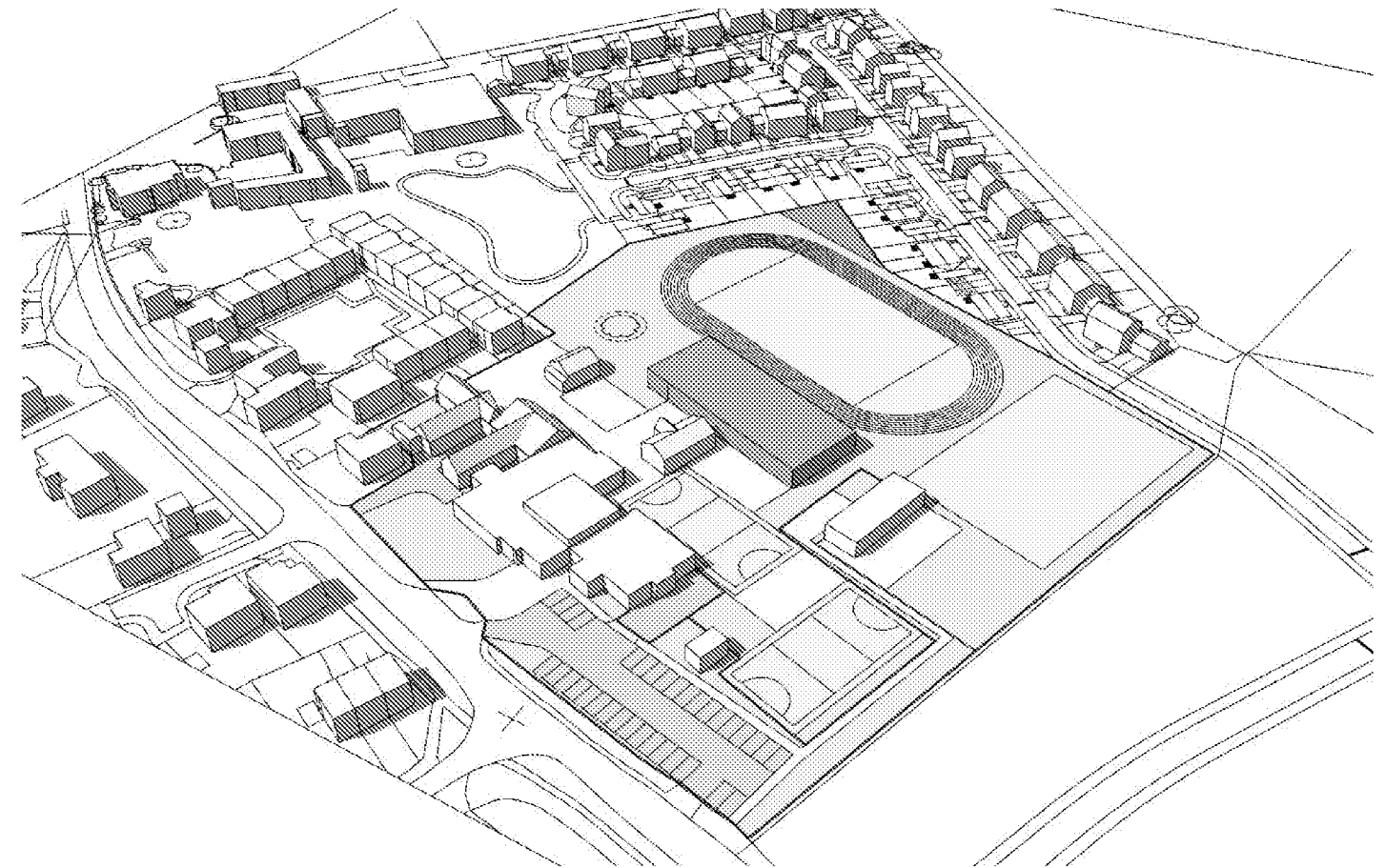
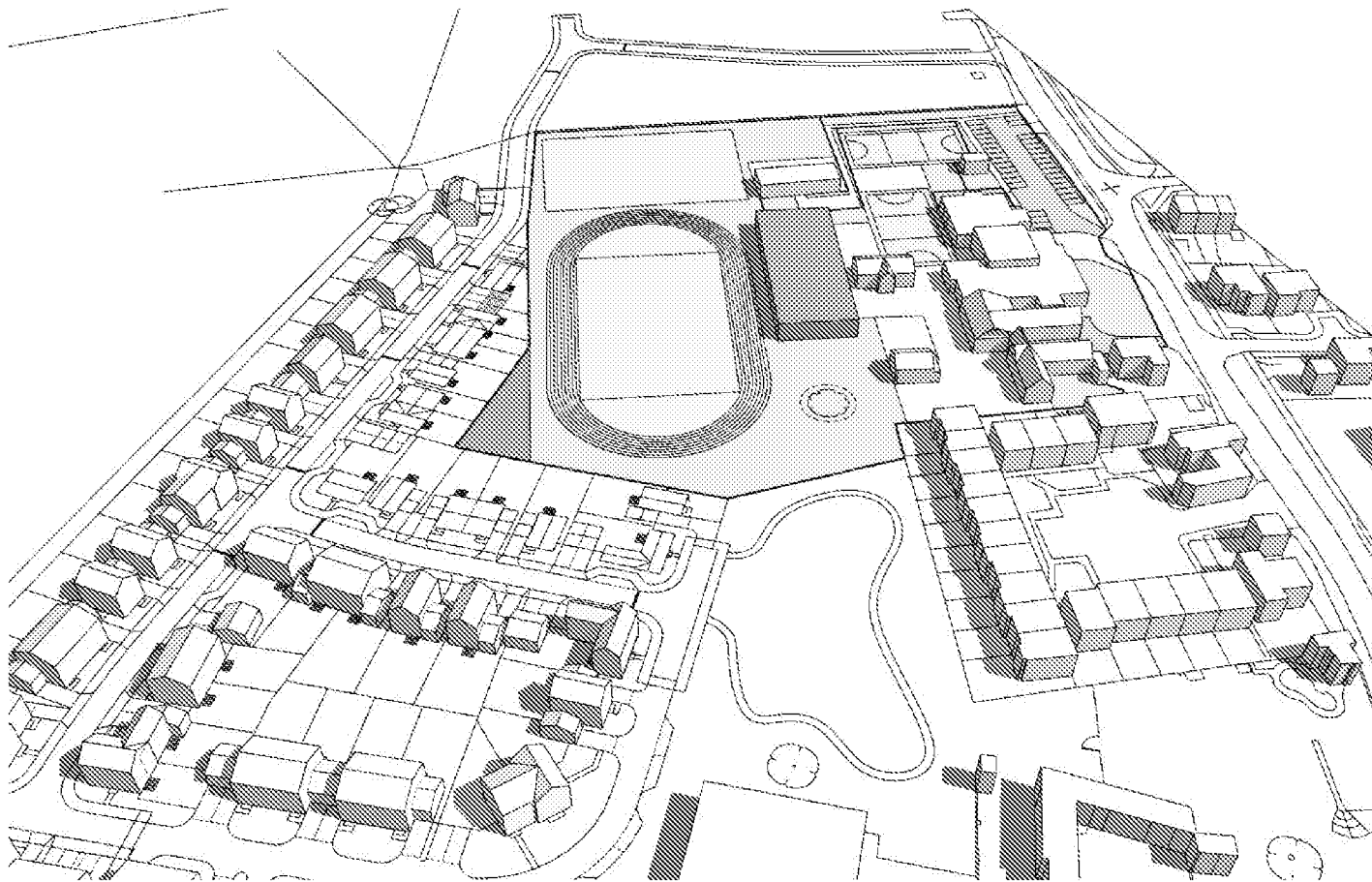
Existing Site Area	14,436 sq.m approx	(1.44 Ha)
Proposed Site Area	18,966 sq.m approx	(1.89 Ha)
Parking Spaces	Existing - 20	Proposed - 37
2.5 FE Min Difference	19,632.5 sq.m approx -666.5 sq.m approx (-3.4%)	(1.96 Ha) (0.06 Ha)
Development Land Offered	1,455 sq.m approx	(0.14 Ha)
Additional Land Required	3,263.9 sq.m approx	(0.32 Ha)
Total Land Required	4,718.9 sq.m approx	(0.47 Ha)
Plots Lost	4	

- EXISTING BUILDINGS
- PARKING AND ACCESS
- HABITAT SITE AREA
- HARD FORMAL PE SITE AREA
- HARD INFORMAL/SOCIAL SITE AREA
- SOFT FORMAL PE SITE AREA
- SOFT INFORMAL/SOCIAL SITE AREA
- PROPOSED BUILDING
- SECURE LINE
- PROPOSED SITE BOUNDARY
- LAND OFFERED
- EXISTING SITE BOUNDARY

5.3 2.5 FE Area Impact (Showing Original Housing Layout)



5.4 2.5 FE 3D Visuals



5.5 3.0 FE Minimum Site Area Requirement



Existing Site Area	14,436 sq.m approx	(1.44 Ha)
2.5 FE Min Site Area	23,129 sq.m approx	(2.31 Ha)
Difference	8882 sq.m approx	(0.88 Ha)
Development Land Offered	1,455 sq.m approx	(0.14 Ha)
Additional Land Required	7,427 sq.m approx	(0.74 Ha)
Total Land Required	8,882 sq.m approx	(0.88 Ha)
Plots Lost	18	

5.6 3.0 FE Proposed Site Plan



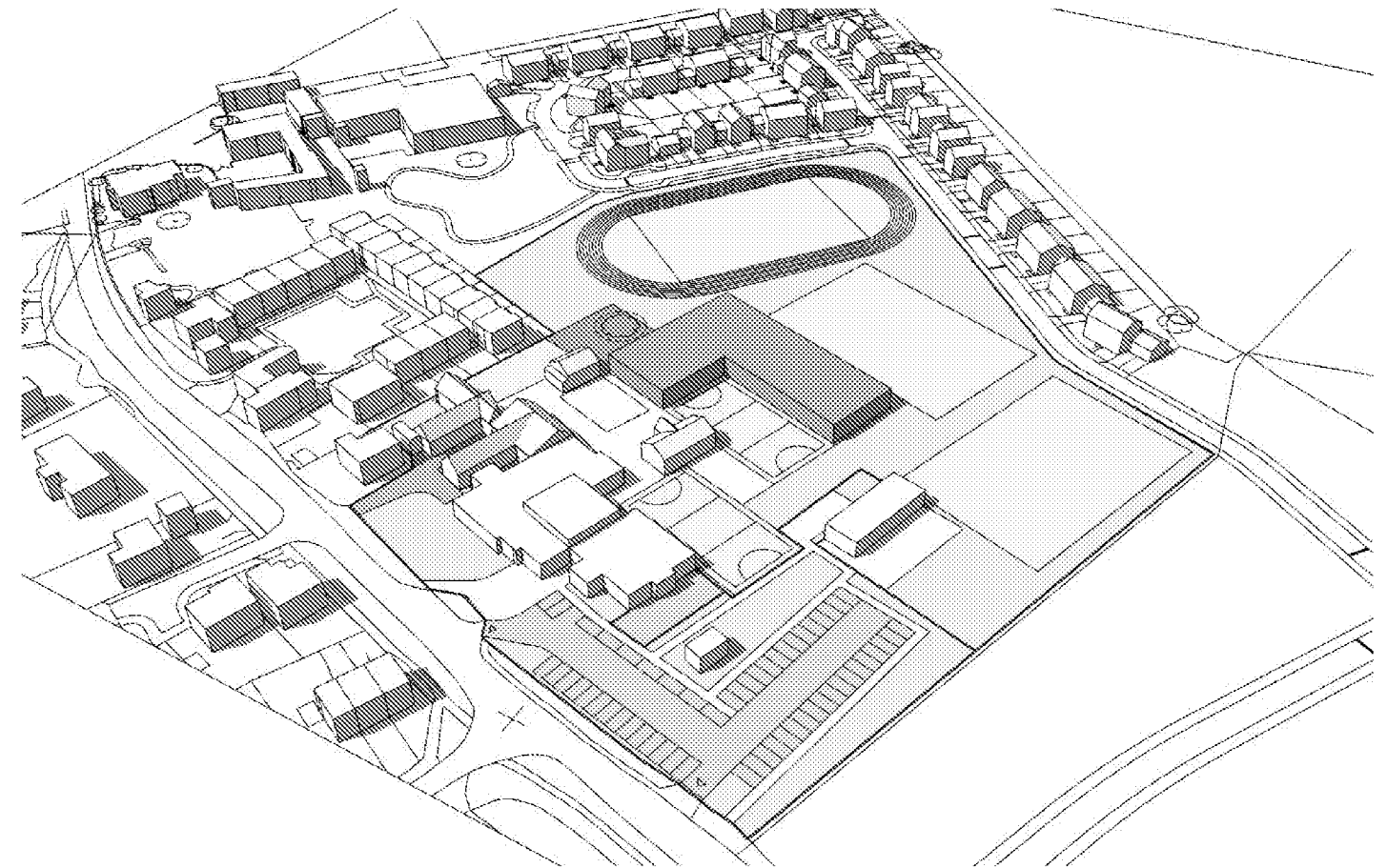
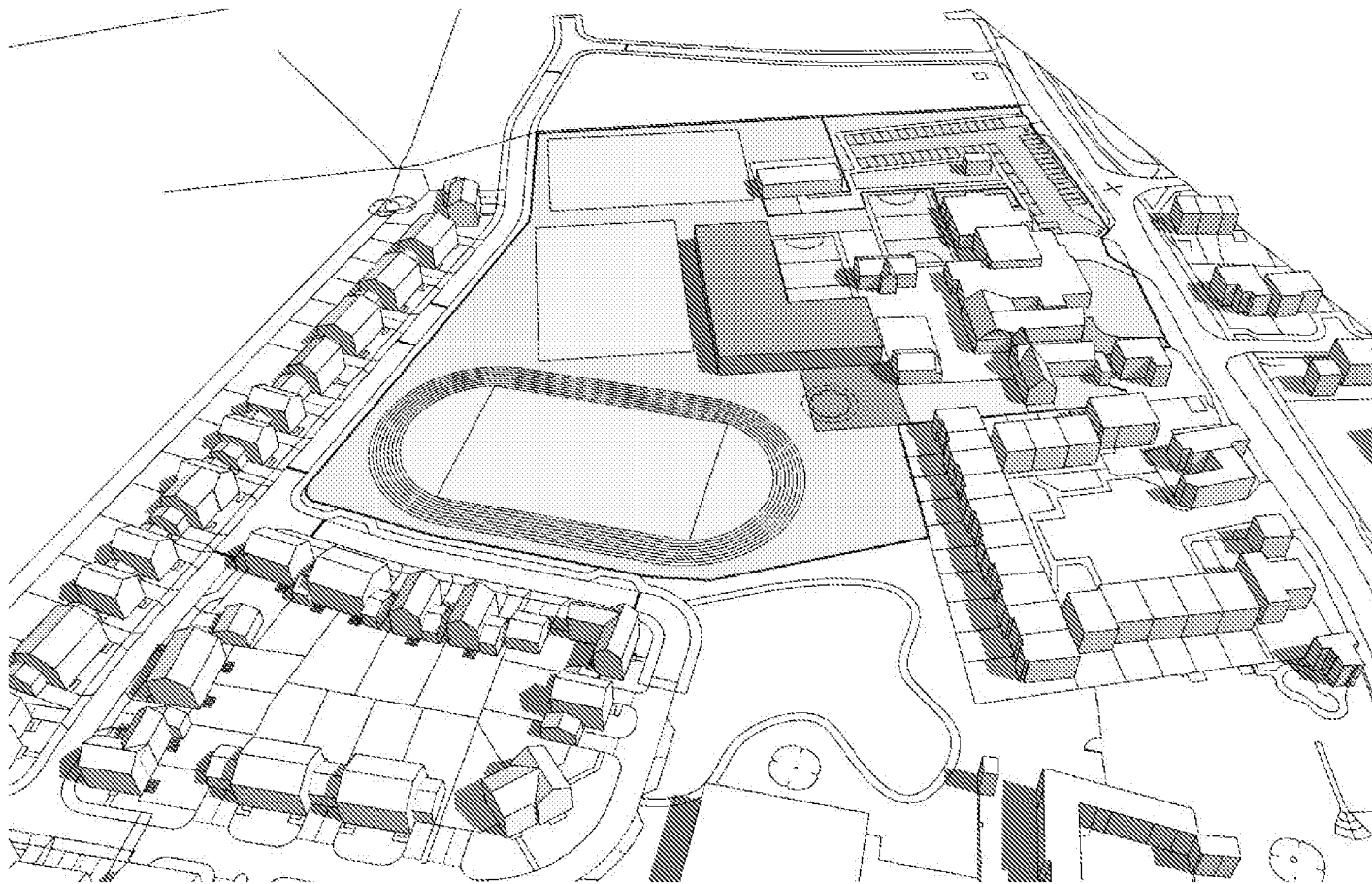
Existing Site Area	14,436 sq.m approx	(1.44 Ha)
Proposed Site Area	23,129.1 sq.m approx	(2.31 Ha)
Parking Spaces	Existing - 20	Proposed - 51 +7 Drop Off Ba
2.5 FE Min Difference	23,129 sq.m approx +0.1 sq.m approx (+<0.01%)	(2.31 Ha) (0.00 Ha)
Development Land Offered	1,455 sq.m approx	(0.14 Ha)
Additional Land Required	7,427 sq.m approx	(0.74 Ha)
Total Land Required	8,882 sq.m approx	(0.88 Ha)
Plots Lost	18	

- EXISTING BUILDINGS
- PARKING AND ACCESS
- HABITAT SITE AREA
- HARD FORMAL PE SITE AREA
- HARD INFORMAL/SOCIAL SITE AREA
- SOFT FORMAL PE SITE AREA
- SOFT INFORMAL/SOCIAL SITE AREA
- PROPOSED BUILDING
- SECURE LINE
- PROPOSED SITE BOUNDARY
- LAND OFFERED
- EXISTING SITE BOUNDARY

5.7 3.0 FE Area Impact (Showing Original Housing Layout)



5.8 3.0 FE 3D Visuals



6.0 Conclusion

6.0.01 The high level feasibility report illustrates that Yapton primary school could be suitable for expansion to either a 2.5FE or 3.0FE school. There is suitable space to locate the appropriate building foot print within the existing site. However, when considering the requirements for outdoor space both options will require a larger site than the existing school. This would require additional land in third party ownership. We have illustrated how this can be achieved by sacrificing some plots on the adjacent proposed housing development, subject of a live planning application (ref Y//44/17/OUT).

6.0.02 To make this a sensible working solution for the 2.5FE version and the proposed neighbouring development, subject of the current planning application, the grounds have been reduced by 3.4 % below the BB103 recommendation to minimise the amount of sacrificed plots, as illustrated. As the sports pitch allocations and hard standing allowances are still satisfied we would consider this a reasonable compromise. The 2.5FE solution would require the loss of 4 units in the illustrative layout, the 3FE solution would require the loss of 18 units.

6.0.03 If a 2 storey new build was to be used as is common in larger primary schools, the extended site illustrated would hit the BB103 targets for both options. In addition, if it proved possible to relocate of the pre-school (nursery unit) it would provide improved site layout, use and security.

6.0.04 The feasibility layout in both options shows parking arrangements that meets the BB103

recommendations in terms of spaces required and may significantly improve operational use with an in/out circulation control.

6.0.05 Finally we must point out again that this study is high level, and has not benefitted from a site visit, existing school plans, or a topographical survey which are all essential if a more robust feasibility study is required, as well as other supporting surveys and infrastructure studies.

End.

7.1 2.5 FE schedule of accommodation table

SCHEDULE OF ACCOMMODATION TOOL FOR ANY MAINSTREAM PRIMARY SCHOOL									
date	age range	4-11	school name	Primary SoA tool 7.1 template					
2-5	6-7	7-8	reception places	525	3	5	10	net capacity for SoA below = 525 within a potential range of	
9-10	11-12	13-14	infant places	300	19	486	540		
0	age 3-4	nursery places	0	FTE	525	4 to 11 places			
Total Mainstream Places			525		average area of space (m²)	TOTAL no. of spaces	TOTAL AREA (m²)	NON-NET AREA (m²)	
Additionally resourced FTE places for:			aged 2 to 3	nursery FTE	32				
- SEN									
Basic Teaching Area									
classrooms or classrooms/ shared teaching									
nursery playroom (2 to 3 year olds)									
reception classroom									
infant classroom (extensive)									
junior classroom (with sink)									
specialist practical/ other									
food/ science/ DT area									
art/ DT area									
TOTAL AREA 58103 range 1050 to 1185									
Large spaces: halls, studios and dining									
main hall (primary)									
studio									
small hall									
TOTAL AREA 58103 range 258 to 309									
Learning Resource Areas									
library									
SEN therapy/ Mti room									
SEN resource base									
small group room									
small group room (nursery)									
TOTAL AREA 58103 range 63 to 135									
Staff and Administration Areas									
staff room (prep and social)									
staff work room									
head's office (meeting room)									
office/ meeting room									
staff work room (with sink)									
general office (1 recep desk)									
reprographics room									
entrance/ reception (50% circ)									
interview room									
sick bay									
kitchenette bay (nursery)									
TOTAL AREA 58103 range 135 to 208									
Storage									
teaching store (off nursery)									
teaching store (off reception)									
teaching store (off infants and juniors)									
specialist store (food, sci, DT)									
PE store(s) (off hall)									
PE store(s) (off small hall)									
external PE store									
non-teaching storage									
servery/ dining furniture store									
cloakroom (early years, 50% circ)									
wheelchair/ appliances bay(s)									
personal storage (coat hooks)									
cloakroom (early years, 50% circ)									
cleaners' store(s)									
general store (stocks/ maintenance)									
TOTAL AREA 58103 range 94 to 171									
Float									
0 to 159									
Total Net Area min 1763 max 1903									
Non-net Area									
kitchen prep/ servery suite									
kitchen dry store									
kitchen toilet/ changing area									
superwashable toilets (early yrs)									
other pupil toilet suite(s)									
small hygiene room (1 door)									
staff toilet suite(s)									
accessible/ staff toilet									
plant/ indicative area, as %age of net area, for new									
central plant room									
ventilation and other plant									
distribution boards									
risers, flues and vertical ducts									
server room									
ICT hub(s)									
circulation as percentage of net area, for new									
stairwell(s) area per floor									
lift including space in front to wait									
main circulation remaining									
partitions as percentage of net area									
TOTAL AREA 58103 range 749 to 812									
Total Gross Area min 2503 max 2763									
Total Gross Area (including supplementary area)									
Gross area as proportion of net									
2627									
137%									

7.2 3.0 FE schedule of accommodation table

SCHEDULE OF ACCOMMODATION TOOL FOR ANY MAINSTREAM PRIMARY SCHOOL									
Primary SoA tool 7.1 template									
date	age range	4-11	school name	classes	3	4	5	6	7
3	reception places	90			3	4	5	6	7
30	primary places	180			6	8	10	12	14
0	junior places	360			12	16	20	24	28
0	age 3-4 nursery places	0			0	0	0	0	0
Total Mainstream Places: 630									
Additional resources FTE places for:									
aged 2 to 3 nursery FTE	32								
- SEN									
Basic Teaching Area									
classrooms or classrooms/ shared teaching	27								
nursery playground									
reception classroom	30								
infant classroom (extensive)	30								
junior classroom (with sink)	30								
specialist practical/ other									
food/ science/ DT area	30								
art/ DT area	15								
TOTAL AREA	BB103 range	1280	to	1416					
Large spaces: halls, studios and dining									
main hall (primary)	330								
studio	30								
small hall	30								
TOTAL AREA	BB103 range	209	to	346					
Learning Resource Areas									
library	24								
SEN therapy/ Ml room	5								
SEN resource base	5								
small group room	4								
small group room (nursery)	4								
TOTAL AREA	BB103 range	73	to	156					
Staff and Administration Areas									
staff room (prep and social)	34								
staff work room	4								
head's office (meeting room)	6								
office/ meeting room	2								
staff work room (with sink)	1								
general office (1 recep desk)	6								
reception/ reception (50% circ)	16								
interview room	4								
sick bay	4								
kitchenette bay (nursery)	4								
TOTAL AREA	BB103 range	156	to	239					
Storage									
teaching store (off nursery)	4								
teaching store (off reception)	3								
teaching store (off infants and juniors)	1.5								
specialist store (food, sci, DT)	5								
PE store(s) (off hall)	18								
PE store(s) (off small hall)	8								
external PE store	4								
non-teaching storage									
school/ dining furniture store	20								
cloakroom (early years, 50% circ)	12								
wheelchair/ appliances bay(s)	1.5								
personal storage (coat hooks)	3.0								
cloakroom (early years, 50% circ)	1.5								
cleaners' store(s)	6								
general store (stock/ maintenance)	2								
TOTAL AREA	BB103 range	115	to	198					
Float	0								
Total Net Area	min	2067	max	2228	108	126	2112	8	106
Non-net Area									
kitchen prep/ server suite	73								
kitchen dry store	3.5								
kitchen toilet changing area	4								
supervisable toilets (early yrs)	3								
other pupil toilet suite(s)	24								
small hygiene room (1 door)	8								
staff toilet suite(s)	6								
accessible/ staff toilet	3.5								
plant	2.3%								
central plant room	37								
ventilation and other plant	1								
distribution boards	1								
risers, flues and vertical ducts	1								
server room	7								
ICT hub(s)	3								
circulation	as percentage of net area, for new								
stairwell(s)	27								
lift	4								
main circulation	470								
partitions	4.5%								
TOTAL AREA	BB103 range	876	to	959					
Total Gross Area	min	2933	max	3235	181	170	2895.5	181	166
Total Gross Area (including supplementary area)									
Gross area as proportion of net									

Primary SoA tool 7.1 template									
date	age range	4-11	school name	classes	3	4	5	6	7
3	reception places	90			3	4	5	6	7
30	primary places	180			6	8	10	12	14
0	junior places	360			12	16	20	24	28
0	age 3-4 nursery places	0			0	0	0	0	0
Total Mainstream Places: 630									
Additional resources FTE places for:									
aged 2 to 3 nursery FTE	32								
- SEN									
Basic Teaching Area									
classrooms or classrooms/ shared teaching	27								
nursery playground									
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junior classroom (with sink)	30								
specialist practical/ other									
food/ science/ DT area	30								
art/ DT area	15								
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small hall	30								
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library	24								
SEN therapy/ Ml room	5								
SEN resource base	5								
small group room	4								
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kitchenette bay (nursery)	4								
TOTAL AREA	BB103 range	156	to	239					
Storage									
teaching store (off nursery)	4								
teaching store (off reception)	3								
teaching store (off infants and juniors)	1.5								
specialist store (food, sci, DT)	5								
PE store(s) (off hall)	18								
PE store(s) (off small hall)	8								
external PE store	4								
non-teaching storage									
school/ dining furniture store	20								
cloakroom (early years, 50% circ)	12								
wheelchair/ appliances bay(s)	1.5								
personal storage (coat hooks)	3.0								
cloakroom (early years, 50% circ)	1.5								
cleaners' store(s)	6								
general store (stock/ maintenance)	2								
TOTAL AREA	BB103 range	115	to	198					
Float	0								
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kitchen prep/ server suite	73								
kitchen dry store	3.5								
kitchen toilet changing area	4								
supervisable toilets (early yrs)	3								
other pupil toilet suite(s)	24								
small hygiene room (1 door)	8								
staff toilet suite(s)	6								
accessible/ staff toilet	3.5								
plant	2.3%								
central plant room	37								
ventilation and other plant	1								
distribution boards	1								
risers, flues and vertical ducts	1								
server room	7								
ICT hub(s)	3								
circulation	as percentage of net area, for new								
stairwell(s)	27								
lift	4								
main circulation	470								
partitions	4.5%								
TOTAL AREA	BB103 range	876	to	959					
Total Gross Area	min	2933	max	3235	181	170	2895.5	181	166
Total Gross Area (including supplementary area)									
Gross area as proportion of net									