

Application Correspondence

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: [REDACTED]
Sent: 10 January 2018 16:58
To: Simon Davis; Sam Sykes
Cc: Neil Crowther; piersbucknell@gmail.com
Subject: RE: Application Y/44/17/OUT Staker's Farm, Yapton

Dear Simon

We are writing to you following further review of the Landlink information and MACE Feasibility report in relation to potential expansion of Yapton C of E Primary school.

ECE as a practice regularly deal with new Primary School provision, delivering new and expanded facilities in Sussex. We are therefore fully aware of the requirements of Building Bulletin 103, which is clear that *'these guidelines will not necessarily have to be met in every case and should always be applied flexibly in light of the particular circumstances'*

We would therefore like to draw attention to several issues with the Feasibility Study, which must be reviewed.

- Firstly, the document appears to be focused on a requirement for third party land, when the first stage review of any feasibility study would be to look to provide the necessary new facilities within land controlled by the Council, before any third party land may be deemed necessary.
- There has been no review of the efficiencies of existing built form, potential for rationalisation of existing buildings/hard surface areas etc before looking at an entirely separate building being provided on site. (This is acknowledged in the final paragraph of the Feasibility Document)
- The Suggested areas for the new facilities on pages 4 and 7 do not add up (Minimum site area for a 2.5FE should be $33.3\text{sqm} \times 525 = 17482\text{sqm}$ (not 19,632 as cited a 2150sqm over provision)
- The newly proposed building is single storey only in form, taking up more land than is necessary. A 2 storey form would be entirely appropriate and is acknowledged to provide benefits)
- Whilst internal areas for pupils are fixed by BB103 as well as hard surface play areas, the soft area provided is subject to more flexibility in our experience. In this regard BB103 is very clear at p.36 that if soft outdoor PE can be provided in the form of an all-weather pitch, it can count twice towards the recommended minimum.

Therefore, the provision of 2 x grass pitches, could be negated by the provision of a single all weather football pitch, combined with the athletics track. All weather surfaces are welcomed by Sport England as they also offer opportunity for Community Use out of school hours as well as the year round usability compromised by grass pitches. (FYI U11/12 football pitch of 73m x 46m) could be accommodated on site as existing)

We therefore would welcome a review of the feasibility with regard firstly to the implications of providing an enlarged school within the existing school boundary (including also the land gift from our client).

On the basis of the aforementioned issues, we consider that an expanded school, with an all-weather pitch/running track could be accommodated on land controlled by WSCC. It is clear from the feasibility study that the necessary amount of buildings could be accommodated on this land and therefore discussions relate primarily to outdoor space provision. (see para 6.0.01)

We therefore see no need at this juncture to place the onus of responsibility on our clients land to deliver the new facilities when alternatives have not been exhausted to negate the need for third party land acquisition to the detriment of the public purse.

As discussed, our clients land provides significant areas of open space within the consented and proposed layouts, should additional land (adding to the area gifted to WSCC) be required for outdoor play space for pupils in the future.

The proposal on its individual planning merits raises no infrastructure related concerns in this regard and should therefore proceed to be determined accordingly.

Furthermore, this issue must be seen in the context of the emerging Development Plan. In the Councils most recent Draft Local Plan policy SD7 (refer to ADC Answers to Inspectors Questions following Interim Findings (November 2017)) clearly still includes for provision of a 1FE primary school within the strategic allocation and therefore, capacity for school expansion should be made available within this land parcel to meet the infrastructure requirements as identified by the proposed Development Plan policy.

Clearly this matter will not be resolved in the short term and on the basis that our application is only Outline in nature, we cannot entertain deferment or resistance to our proposal on these unsupported grounds.

We hope these brief comments are noted and can be reported in writing to Members in relation to next week's Committee Meeting.

Kind Regards

Chris Barker MATP MRTPI
Managing Director

ECE Planning

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

Sent: 09 January 2018 10:17

[REDACTED]

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

Dear Sam,

Please see objection just received. This has only come in and I have not yet had chance to read it fully or to seek advice on whether it affects our position.

Kind Regards

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

Sent: 08 January 2018 18:05

To: Simon Davis

Cc: Neil Crowther; Julia Dawe; vicky newman; clerk@yaptonpc.gov.uk; Claire Potts; David Easton; Cllr. Derek Ambler; Cllr. Stephen Haymes; Rachel Scott; James Pitt; Peter Rawlinson; Andrew Tice; Paul Hanson; Adam Ross; Zoe Knott; Dominick Veasey

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

[REDACTED]
Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU

[REDACTED]

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