

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: 16 January 2018 15:42
To: Simon Davis; Sam Sykes; Neil Crowther
Cc: 'Piers Bucknell'
Subject: RE: Y/44/17/OUT - Land at Stakers Farm, North End Road, Yapton, - Letter to ADC Development Control Members

Simon

Thank you for your email. The correspondence from Yapton Parish Council is not unexpected, however as set out previously the application cannot reasonably be deferred on the basis of a lack of strategic input from WSCC.

The granting of outline planning permission for the land at Stakers Farm, would not prejudice the ability for the school to expand should it be deemed necessary, including potential for third party land acquisition. As set out in previous correspondence the onus of responsibility to deliver additional primary school space (new facilities and potentially additional land) falls on the land owners delivering the strategic site(s) as set out in policy SD7 of the emerging local plan.

Therefore, the landowners of the strategic site (SD7) must deal with this potential issue independently of determination of our current application.

To reiterate our previous comments, our proposal in combination with other permitted schemes provides financial contributions toward improvements to Yapton Primary School. No additional land is required as a result of our proposed development of 70 homes.

We trust therefore that Members will understand this position, particularly when there would be no defined period for resolution of this matter, which is reliant on an agreed WSCC strategic approach to expansion of the school and any necessary land acquisition.

The focus of attention must realistically therefore be to determine our application but hold the strategic sites in abeyance until this matter is resolved as they currently cannot meet the requirements of emerging policy SD7, which states that the scheme must provide the following key infrastructure requirements;

- a. *provide a one-form entry primary school and nursery places, either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities*

We hope that this clarifies our position, which will be reaffirmed tomorrow in my verbal submissions to Members.

Kind Regards

Chris Barker MATP MRTPI
Managing Director

ECE Planning

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

Sent: 16 January 2018 13:03

Subject: FW: Y/44/17/OUT - Land at Stakers Farm, North End Road, Yapton, - Letter to ADC Development Control Members

Chris/Sam,

This email has just been cc'd to me and I thought you should be aware of it.

Kind Regards

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

Sent: 16 January 2018 11:05

To:

Subject: Y/44/17/OUT - Land at Stakers Farm, North End Road, Yapton, - Letter to ADC Development Control Members

Dear Chairman and Members of the Development Control Committee

Y/44/17/OUT - Land at Stakers Farm, North End Road, Yapton

Yapton Parish Council understand that the above application will be considered at this Wednesday's Development Control meeting. We would respectfully request that you defer this application due to a significant material change in YPC circumstances since this application was submitted in August 2017.

As you are aware Yapton now has a new Small Strategic Housing Site (SD7) for up to 550 new homes with primary school allocated in the emerging Local Plan as a result of last summer's LP Modifications. YPC strongly oppose a second primary school in the village seeing this as divisive and segregating a new community rather than integrating new with old. YPC, in line with the Inspector's findings at the November EiP would therefore request that the principle of a single school for Yapton and its future expansion be upheld and embraced by ADC, Stakers farm land is key to Yapton's Primary School future.

The Stakers Farm application gifts 0.15ha of land to the existing Yapton Primary School for future expansion as part of its proposal. A recent Education Feasibility Study carried out for Strategic Site SD7 concludes that an additional 0.35ha-0.70ha would actually be needed from the Stakers Farm site. The larger plot of land accommodating for all future growth in the Parish and a new traffic solution to remove the current congestion caused along North End Road.

Based on this new information YPC would ask that the Parish's full Primary education requirements be considered as a whole to ensure that the right solution is found for both existing and future children and families in the Parish. YPC believe that by deferring this application it will give the necessary time to ensure that the right solution for the whole Parish is found for our Primary School and future residents. Stakers Farm is the key to solving this problem and so must be deferred to ensure a sustainable future for the whole of YPC in terms of education need which will result from this and future proposed housing growth in the Parish.

Andrew Gardiner
Clerk to Yapton Parish Council

Telephone: 01243 859141

Normal Office hours at Yapton Village Hall – Mondays, Wednesday & Thursday 9.30 a.m. – 12.30 p.m.

At all other times please email or phone 01243 859141

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