

Julia Mills

From: Nicola Spencer on behalf of Planning.Responses
Sent: 28 February 2018 12:28
To: Julia Mills
Subject: FW: Stakers Farm Y/44/17/OUT
Attachments: P1401 001B.PDF; P1401 K09 Inception Study 180212 Draft.pdf; 6468-07a.pdf

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From: Simon Davis
Sent: 23 February 2018 15:44
To: Planning.Responses
Subject: FW: Stakers Farm Y/44/17/OUT

Pls see Action Sheet

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: In the office next door to the Ash Room, first floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Chris Barker [REDACTED]
Sent: 21 February 2018 15:58
To: Simon Davis; Neil Crowther
Cc: 'Piers Bucknell'; Mike Fox; Sam Sykes
Subject: Stakers Farm Y/44/17/OUT

Simon, Neil

We are writing to you following the formal presentation of our inception study relating to a 3FE provision on the existing Primary School site at Yapton. The meeting was positive, with attendees from the Parish Council, WSCC, ADC, St Mary's Church and the school itself (Headteacher – Nick Sharp)

The attached documents and plans show the effect of the proposed expansion of the school on the adjacent development site in respect of maintaining a 70-unit scheme, within the red edged site area, but also to indicate land necessary for future expansion of the school to a 3FE provision. The amended layout can replace the previously submitted drawing drawing on public file.

The mix has changed as follows;

Affordable Dwellings (30%) no change

Affordable Rent

4no. 1-Bed Flats

11no. 2-Bed House

5no. 3-Bed House

1no. 4-Bed House

Open Market Dwellings

6no. 2-Bed House

38no. 3-Bed House

5no. 4-Bed House

70no. Total Dwellings

The additional land required to facilitate a future expansion of the school to 3FE equates to 3500sqm of our client's land, whilst maintaining a 3625sqm area of open space to the west of the proposed new homes. In order to future proof the land to allow potential future expansion of the school our client is prepared to agree that the S.106 Agreement provides clarity on this element of land within the application site. Effectively we suggest that the S.106 could include the attached plan ref **6468-07A** with reference to 'land that shall be retained for future school expansion'.

Notwithstanding the above, in our meeting with Parish, WSCC and the Headteacher of the school it was questioned whether further land could be made available for the school to undertake more Forest School activities. In this regard, we would also be happy to extend the school site further into the open space to the south to provide further open informal space, however this would be for future consideration under any subsequent application on the site.

WSCC will be reviewing our inception study in respect of comments relating to compliance with the BB103 standards, however we must be clear that we consider that the safeguarding of 3500sqm of our site for future school expansion is entirely acceptable on the basis we see no requirement to extend beyond these boundaries (aside from the aforementioned extension into the public open space area). WSCC are hoping to provide comments in the near future, however timescales are not confirmed.

In this regard, we consider it entirely appropriate to proceed to Committee on the basis that we have shown how a 3FE school can be delivered, whilst allowing our residential scheme to proceed. Any further loss of land to school expansion would not be necessary or acceptable in our view.

We trust that this clarifies the situation, yet if you have any queries please call.

Kind Regards

Chris Barker MATP MRTPI

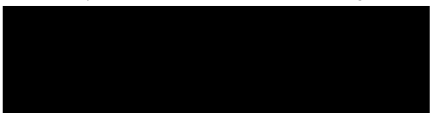
Managing Director

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