

From: Simon Davis
Sent: 04 October 2018 09:35
To: 'Sam Sykes'
Subject: RE: P1401 - Stakers Farm - Land Transfer

Dear Sam,

Thanks. I have written to County to confirm our position, see attached.

Kind Regards

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

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Save the environment - think before you print.

From: Sam Sykes [REDACTED]
Sent: 03 October 2018 18:17
To: Simon Davis
Cc: David.Innes@westsussex.gov.uk; Chris Barker; Piers Bucknell; 'Mike Fox'; Sophie Henwood; Neil Crowther
Subject: P1401 - Stakers Farm - Land Transfer

Simon,

On review of the area shown by West Sussex County Council, this appears to be based on the initial Mace study produced by third parties (promoters of the SD7 site) in representations made to the Adur Local Plan as it was passing through Examination. I attach this plan for your information. Subsequently the promoters of SD7 have ratified our conclusion and supported our proposed layout / approach to school expansion. These representations were clearly taken into full account in the Examination of the Local Plan and subsequent findings of the Inspector.

Since the Mace scheme was produced by third parties that had no control or interest in the site and since the Mace scheme has never been submitted or even proposed as a potential option by the applicant, we can only assume that the green edge has been shown in error.

As you are aware, you have had formal agreement from West Sussex County Council (email exchange between you and David Innes dated 9th and 10th April) that the ECE proposed land to be transferred was acceptable (snip of email

below). The applicant has never promoted the Mace scheme as an offer of land transfer to any of the parties referred to in my email below and this is an entirely unacceptable approach.

With regards to this issue of 30 days, the timeframes are simply too short for any form of legal transfer of land. The applicant is not suggesting that the transfer will necessarily take six months, however this would provide sufficient time to adequately deal with the transfer of land. Clearly West Sussex will not have approval for a school expansion within this timeframe.

I trust this is clear yet should you wish to discuss further then please contact me.



It was not a report - it was an assessment by WSCC project managers that the layout worked. WSCC commissioned Burns Guthrie feedback to me was that it was BB103 compliant but further detail would be required. This would not be a requirement for ECE.

The comments provided allow for the expansion plan for Yapton PS to remain a viable option.

David

David Innes | Planning Consultant - Economy, Planning and Place Directorate,
West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
Internal: 26734 | External: +44 (0)330 222 6734 | E-mail: david.innes@westsussex.gov.uk

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

Planning permission received for a new residential dwelling outside the built-up area boundary in Horsham District – click [here](#) to read more



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP



ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

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

Sent: 03 October 2018 16:44

To: Sam Sykes

Cc: David.Innes@westsussex.gov.uk; Chris Barker; Piers Bucknell; 'Mike Fox'; Sophie Henwood; Neil Crowther

Subject: RE: P1401 - Stakers Farm - Land Transfer

Dear Sam,

This is the first I have heard of this. Well actually the second as I have just literally been chatting to your client (Piers) outside the officers as he had just attended the Committee meeting.

We would need to see the justification from WSCC Education for the 30 day trigger and the additional land in order to be able to comment on this.

Kind Regards



From: Sam Sykes [<mailto:ssykes@eceplanning.com>]

Sent: 03 October 2018 16:22

To: Simon Davis

Cc: David.Innes@westsussex.gov.uk; Chris Barker; Piers Bucknell; 'Mike Fox'; Sophie Henwood; Neil Crowther

Subject: P1401 - Stakers Farm - Land Transfer

Simon,

Please refer to the attached plan proposed by WSCC for inclusion within the S106 agreement for the land transfer (Scan 59141) and the Site Layout approved (subject to s106) at the Council's Development Control Committee.

You will note in the first plan the shaded grey areas. These areas are new additions that WSCC has included. We do not know why this green area has been added and is not accepted nor necessary as clearly agreed through our Inception Study and indicative school layout. The land to be transferred must align fully with the land identified in the attached plans which were approved by committee.

Are you able to shed any light as to where this new area shown in green has come from?

Likewise we had agreed 6 months from the expiry of the judicial review period for the land transfer to take place which is entirely reasonable but WSCC has requested just 30 days from the judicial review period.

Are you able to assist in these matters –

- 1) We cannot now work on a new area for school transfer at this late stage having discussed and agreed as appropriate the land to be gifted with Yapton Parish Council, Arun District Council, Yapton C of E Primary School, and indeed West Sussex County Council; and
- 2) Please can you speak with WSCC regarding the transfer period as 30 days is insufficient time for the applicant to deal with this matter.

We trust this is clear yet should you have any queries please contact me.

Kind Regards

Sam Sykes MRTPI
Associate Planner

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T 01903 248777
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