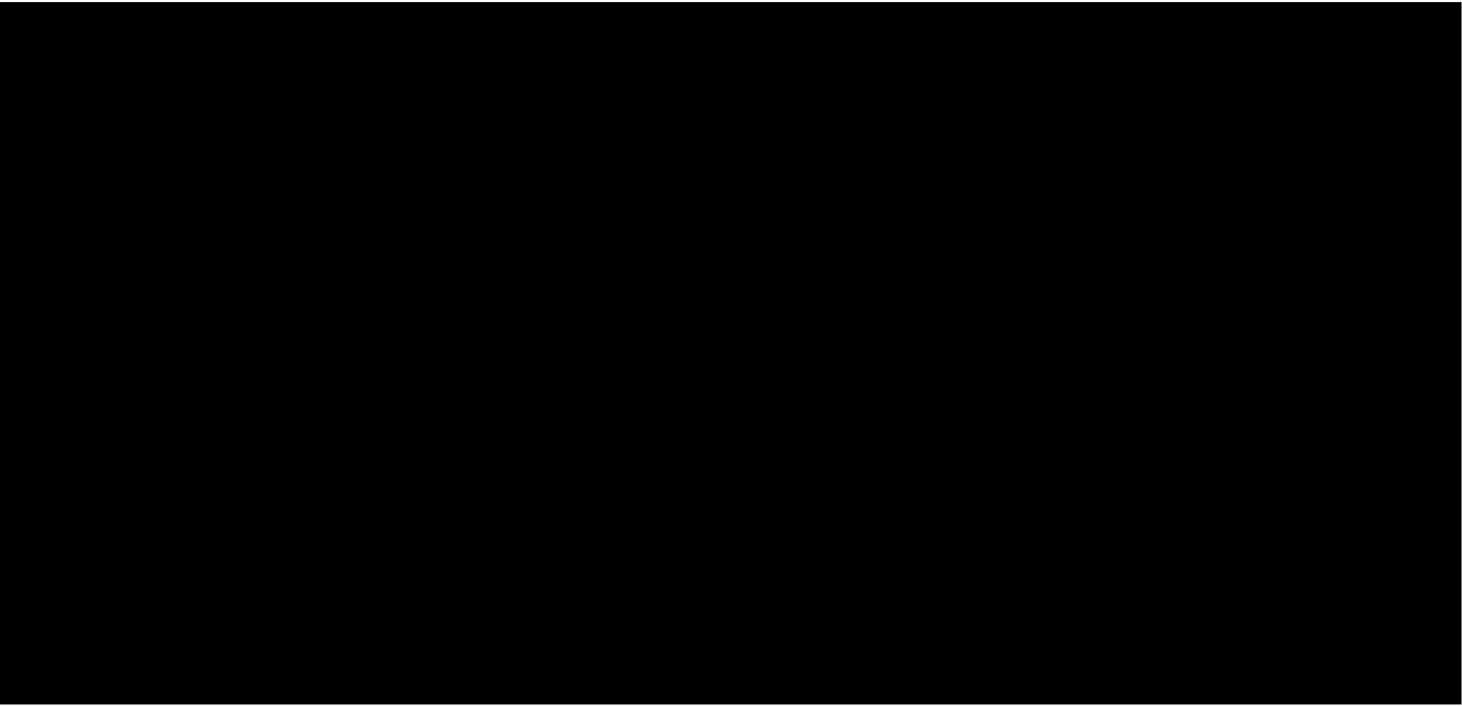




From: Simon Davis
Sent: 04 October 2018 09:34
To: 'Jonathan Brown'
Cc: [REDACTED]
Subject: Stakers Farm - Land Transfer Y/44/17/OUT

Dear Jonathan,

Re Land to be gifted to WSCC County for the purposes of expanding the Yapton C of E primary school

I have been advised by the applicant for the Stakers Farm application that WSCC have now requested that the land that is to be gifted should be a different shape and a larger area to that previously accepted by our Development Control Committee on 11 April 2018. I am also advised that County want the land to be transferred within 30 days from the expiry of the judicial review period whereas the applicants would prefer within 6 months from the expiry of the JR period.

I just want to make sure that you are all aware that there is no policy requirement on this application for any amount of land to be given to WSCC for the School. The application is fulfilling its infrastructure requirements through commuted sums. The land transfer was and always has been a *gift*. It did start out as a smaller area to which the applicant agreed an enlargement to allow for a 3FE expansion as a result of pressure from the promoters for our strategic site SD7 together with the Parish Council. Note however that WSCC and the Parish had only ever indicated a demand for a 2.5FE expansion and therefore there is an extra 0.5 FE on the table which had not been requested. However, the land transfer remains a gift of land and we will not be recommending the application for approval on the basis of this land transfer being a material consideration. Therefore I would question County's position in asking for a bigger/different sized gift and for asking that the gift be given in a timescale that does not suit the gift giver.

The applicant has also informed me that on review of the land area you have requested, this appears to be based on the initial Mace feasibility study which was produced by third parties (the promoters of the SD7 site) in representations made to the Arun Local Plan as it was passing through Examination. I attach this feasibility study for your information. Subsequently the promoters of SD7 supported the applicants different proposed layout/approach to school expansion. It was the land area shown in the applicants own inception study (also attached) that was accepted by our Committee. This land area was also considered to be acceptable by David Innes (see snip of email exchange below between myself and David)

[REDACTED]

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 Vapton 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
[REDACTED]

I would therefore request that County revert back to that area of land and also accept the applicants proposed trigger period of 6 months post expiry of the JR period.

I hope that clarifies our position.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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