

Supporting Statement

Procedural matters

The application is made by the author and is accompanied by Certificate B with Notice No 1 having been served on the landowner Keith Langmead.

The application comprises the completed application forms the submitted Location and Site Plan and this supporting statement.

The development proposed is a material change of use of land from agricultural use to use for open space and Education.

The land subject to the application is edged red on the submitted location plan and has a site area of approximately 16 hectares.

The Fee payable for an application for the change of use of land is £462.00 and this has been paid in full

CIL FORM 1 has been completed and submitted. The development proposed generates no requirement for a CIL Payment.

The above demonstrates that the submitted application meets all national and local validation information requirements.

The intent of the application

Section 336 of the Town and Country Planning Act 1990 defines agriculture as being:

horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly

and it would appear that the subject land is currently being or was last used for such purposes

Section 336 of the Town and Country Planning Act 1990 defines open space as being:

Land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground.

Planning permission is sought for the use of 6 ha of the land for these purposes as shown green on the submitted plan.

Planning permission is also sought for the use of 10 hectares of the land as shown blue on the submitted plan for Education purposes as defined by the new use class F1 (a) introduced into the Town and Country Planning (Use Classes) Order 1987 (as amended) from 1 September 2020.

Access does not form part of this change of use application but potential vehicular access is shown as being possible from the existing adopted highways to the south.

Implementation and delivery of this open space and educational land use could be achieved via land transfer or purchase and S106 Agreements and/or CIL Contributions (or a combination of both) from Housing developments approved in the locality and public prescription and grants (if required).

It is acknowledged that the grant of planning permission for the Change of use sought for this site does not commit the landowners to the implementation of such uses but would establish a land value for purchase by those others who may wish to.

In this regard the site adjoins the site of the current application under consideration by ADC under ref: F/4/20/OUT which is for *Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding.*

The site also adjoins the deliverable housing site for circa 300 dwellings in the same ownership identified by ADC in its HELLA 2020 Ref: 18Y3. (Copy attached).

The NPPF 2019 Glossary states that to be considered deliverable for these purposes, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years.

How the application should be determined by Arun District Council

Planning Practice Guidance at Paragraph: 006 Reference ID: 21b-006-20190315 states:

“To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 – these provisions also apply to appeals).

The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 14 of the Framework. If decision takers choose not to follow the National Planning Policy Framework, where it is a material consideration, clear and convincing reasons for doing so are needed”.

The only development plan policies which are to any extent material to this application for planning permission are ALP 2018 Policies SD SP2 Built-up Area Boundary Policy C SP1 Countryside and Policy INF SP2 New Secondary School and the submitted proposals are considered to comply with those policies.

In the alternative in the event that ADC considers these relevant Policies to be out of date the presumption in favour of sustainable development at Framework paragraph 11 d is engaged and planning permission should be granted for the proposals as there are no framework policies that protect areas or assets of particular importance in Yapton so as to provide clear reasons for refusing the development proposed and any adverse impacts of doing so would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paul Collins BA (Hons) Dip TP – 15 February 2021

HELAA Assessment Summary Table - Deliverable - Residential Site

Reference	18Y3
Site Location	Land to the south of Ford Lane Yapton
Parish	Yapton
Grid Reference	498348 - 103788
Strategic Allocation Site	No
Neighbourhood Plan Site	No
Site Area	14.46 hectares.
Net Developable Area	8.6 hectares.
Viability Typologies	1-LG150
Site Description/Existing Use	Large flat greenfield site outside but adjacent to the built up area boundary of Yapton. The site adjoins, to the west, a site with outline planning permission for up to 100 dwellings. Access to the site would be from Ford Lane which runs along the north of the site. Trees form the western boundary to the site. Church Lane conservation area is located to the south west of the site.
Settlement	Yapton
Local Plan Area	Inland Arun Area
Existing Use	Greenfield
Deliverability Summary	Site promoted and updated in 2020 for 300 starting yr3.
Constraints	Outside BUAB within countryside policy C SP1. Adjacent to Conservation area (Church Lane) and wider landscape setting of listed (grade ii) buildings (Manorial Dovecote and St Mary's Church). Limited constraints on site. Land slightly higher than surrounding land.
Potential use for evaluation	Residential
Suitability	The site is contrary to policy. However, it is immediately adjacent to the BUAB of Yapton and considered suitable for development in a sustainable location with regard to access to services and facilities including potentially to Barnham and Ford stations. Development would need to respect sensitive landscape and heritage settings. The south of the site adjoins HELAA site 18F2 and could be developed in conjunction with this site to help create a sustainable mixed use community and would need to respect adjacent Local Greenspace to the east and integrate with potential Secondary School site.
Availability Summary	The site has been promoted through the 2018 HELAA call for sites process so is therefore considered available. The Site has also further promoted in the 2019 HELAA updates process.
Achievability Summary	The Local Plan Viability Study 2016 identifies sites such as this viable and achievable.

Current Status	Deliverable
----------------	-------------

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
35			301				
2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
0	0	50	50	50	50	50	50
2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
1	0	0	0	0	0	0	0

