

Bronte Welham

From: Tracey Headley-Smith on behalf of Planning.Responses
Sent: 16 December 2016 10:27
To: Planning Scanning
Subject: FW: Letters of response from Nigel Lynn to Nick Gibb MP
Attachments: NG letter re Jones received 29 11 16.pdf; NVL response re Jones 13 12 16.pdf

Please upload as below

Regards
T

From: Claire Potts
Sent: 15 December 2016 14:14
To: Planning.Responses
Subject: FW: Letters of response from Nigel Lynn to Nick Gibb MP

Please could this correspondence be uploaded to F/7/15/OUT

Thanks

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Carolyn Nysingh
Sent: 15 December 2016 09:51
To: Claire Potts
Cc: Carolyn Nysingh; Sue Bowley
Subject: Letters of response from Nigel Lynn to Nick Gibb MP

Dear Claire

For continuity, can you please place a copy of the attached letters on the appropriate file.

Kind Regards

Carolyn Nysingh | PA to Karl Roberts, Director of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Emma Strudwick
Sent: 14 December 2016 15:31
To: Sue Bowley; Carolyn Nysingh
Subject: FW: Letters of response from Nigel Lynn to Nick Gibb MP

Afternoon ladies

Please find attached a copy of the signed response regarding MP enquiry Jones.

Emma

Emma Strudwick | PA to Director of Services, Arun District Council
Location: 2nd Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk.



Save the environment - think before you print.

From: Emma Strudwick
Sent: 14 December 2016 15:27

Subject: Letters of response from Nigel Lynn to Nick Gibb MP

Afternoon Vicki

Please find attached a few letters of response from Nigel Lynn in relation to recent letters from your constituents Jones, Cheesman, Randall, Stocker and Hone.

Kind regards
Emma

Have a fantastic Xmas as I know it's your last day in the office tomorrow, I will not have contact with you tomorrow as I am taking a day's leave to finish off my Xmas shopping.

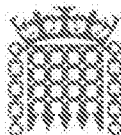
Arun District Council
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk.



Save the environment - think before you print.

NICK GIBB MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr Nigel Lynn
Chief Executive
Arun District Council
Civic Offices
Maltravers Road
LITTLEHAMPTON
BN17 5LF

22 November 2016

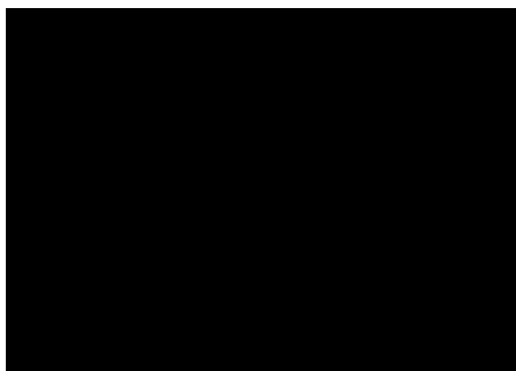
Our Ref: NG0747

A handwritten signature in black ink, appearing to read 'Nick Gibb', written in a cursive style.

I have received the enclosed email from my constituent, Mr Andrew Jones of 1 Northwood Cottages, Burndell Road, Yapton, Arundel, BN18 0HR, regarding planning applications in Yapton.

It would be enormously helpful if you would kindly look into the issues raised by Mr Jones and let me have your comments in due course.

With best wishes.



CORENBLOOM, Vicki

From: [REDACTED]
Sent: 21 November 2016 17:18
To: GIBB, Nicolas
Subject: Bluetree contact form

Name: Andy Jones
[REDACTED]

Address 1: 1 Northwood Cottages
Address 2: Burndell Road
Town: Yapton
County: Arundel West Sussex
Postcode: BN18 0HR
Telephone: 07714818305

Message: Please could you look into the amount of planning applications that have been approved to build houses in our village. Planning No:F/7/15/OUT just one application that has been approved with conditions. This planning was refused permission in January which was the deadline and then suddenly reappeared and passed. To be able to make safe access onto the road they are majorly altering the existing road using the safety laybays which were originally placed to enable the houses set back from the road safe access onto the road. These homeowners will not be able to safely gain access onto the road once they remove and alter the road. All of the applications fall outside of the Neighbourhood Development Plan which was agreed on by the Parish Council and interested parties. Once land is built on you are never able to replace it. We have deer and other wild life that use these fields, who are going to be displaced. Slowly bit by bit its being destroyed and every bit of land in the village is being built on. The so called affordable houses that are being built, are never affordable for first time buyers and once they are in the housing chain they just go up in price and are bought by people who already have homes. I know there is nothing to stop the houses being built on the land but as a concerned homeowner who has to gain access to Burndell Road every day and have done for 30 odd years, I know how busy and dangerous this road can be and adding more houses will only increase the volume of traffic in and out of the village. Please could I ask you to look at these plans as a matter safety for residents.



Mr N Gibb MP
House of Commons
Westminster
London SW1A 0AA

13 December 2016

Please ask for
Nigel Lynn

Dear *Nick*,

Mr Andrew Jones, 1 Northwood Cottages, Burndell Road, Yapton, Arundel
Re: Residential Developments in Yapton

I write in response to your of letter of 22 November 2016 where you seek information on residential developments in Yapton.

I have sought a response from my Planning colleagues who have provided the following in relation to housing development in and around Yapton, referred to by your constituent, Mr Jones.

Housing land supply is a key planning issue for the Council. The Council currently has a 2.12 year supply, however the Council is required by Government to maintain a rolling 5 year supply. The Council is now required to find sites for at least 919 dwellings p.a. and due to under supply in recent years against this requirement, the figure is also increased by a further 20% (in accordance with Government policy). Planning applications for housing developments are submitted regularly, but the undersupply of housing has resulted in the Council having to consider proposals for residential development outside the built up area boundaries of towns and villages and recommending approval based on the current status of the Local Plan which is out of date and the fact that policies within Neighbourhood Plans that relate to the supply of housing are out of date in the absence of an adequate supply of housing land (again, in accordance with government policy).

On 6 December 2016, a report taken to Local Plan Sub Committee considered the housing supply issue and recommended that where sites have been identified as 'deliverable' in the Housing & Employment Land Availability Assessment (HEELA), applications should be invited from developers as a means of potentially bringing forward sites to help meet the short term supply. The Local Plan Sub Committee has agreed to recommend to Full Council that this approach is taken. The report also set out that housing from potential Local Plan allocations and current Neighbourhood Plan numbers will not be sufficient to meet the increased requirements in the District and that, consequently, small scale sites are needed to contribute to the overall Local Plan strategy.

Understanding the extent of the housing shortage within the Arun District Council area perhaps explains the background to recent decisions. In the past, where there had been a lower requirement for housing sites to meet the Housing Land Supply, proposals outside the built up area boundaries, as set out in the 2003 Local Plan, could be resisted on policy grounds, this is no longer the case. Neighbourhood Plans across the district have based their housing requirements on the 2003 Plan and an annual housing figure of 400 units/year, not the up to date requirement of 919.

Mr Jones asked about the Burndell Road application, within Ford Parish; the application numbers are below and the details are available online via the planning application portal.

Detailed assessments of each of the applications will be available on the Council's website but I have provided a short summary below.

- F/9/14/PL land to south of Burndell Road, Yapton - Application for outline planning permission with some matters reserved for 45 dwellings and new access. Refused 14-07-2014. The planning application was refused for a number of reasons including built up area boundaries, landscape impacts, access and infrastructure. A detailed assessment is available on the planning applications website.
- F/7/15/OUT Grant Permission subject to s106. The application sought approval for 45 dwellings on land south of Burndell Road; approval for the means of access into the site from Burndell Road. The application site is within Ford Parish. It is outside the defined built up area boundary. However, Ford Parish indicated that this may be a site that would be considered within a draft Neighbourhood Plan in the future. The Council is unable to demonstrate an adequate 5 year housing land supply or a draft local plan that demonstrates a housing strategy beyond 2011. The National Planning Policy Framework is clear that in such instances where the Development Plan is absent, silent or the relevant policies are out of date, there is a presumption in favour of sustainable development. The outline application has been granted.

Mr Jones has concerns about highway safety, any approved application for residential development on this scale where a new access is proposed will take account of highway safety. West Sussex County Council - Highways will be consulted and a road safety audit will be carried out by the applicant and assessed by WSCC.

In addition there have been further applications in Yapton. You will be aware given your request to call in the adjoining site at Burndell Road (application reference Y19/16/OUT – up to 108 dwellings), the Secretary of State has called in the application. The Council recommended approval on the basis of a lack of 5 year housing land supply and the site's sustainable location. The District Council will be defending the decision at the Planning Inquiry which will take place in April 2017.

You will also be aware that at Ford Lane, Yapton, a proposal for residential development for up to 100 dwellings was refused planning permission following a Planning Inquiry in 2015. The Planning Inspector recommended approval which was subsequently dismissed by the Secretary of State. The applicant has now sought to challenge the decision in the High Court on the basis that the SoS failed to take account the correct housing numbers at the time of determination.

In addition to the High Court Claim the applicant has submitted a new application on the same site (ref. Y/80/16/OUT) the consultation period has started and will conclude on 5 January 2017. Full details are available online.

This is a complex planning issue and should you require more detail please contact Karl Roberts/Neil Crowther who can meet with you to discuss.

Yours sincerely

