

Rebecca Payne

From: Simon Davis
Sent: 22 August 2022 16:11
To: Planning Scanning
Subject: FW: Y/3/22/OUT- Land west of Bilsham Road, Yapton
Attachments: Simon Davis 22 August 2022.pdf

Application Correspondence "Letter from Agent in advance of the Committee"

Please include the attachment.

From: Lisa Jackson [REDACTED]
Sent: 22 August 2022 14:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Andrew Tice [REDACTED]; Jacintha Carty [REDACTED] Anna Harper [REDACTED] Elliott Newlyn <[REDACTED]>
Subject: Y/3/22/OUT- Land west of Bilsham Road, Yapton

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Dear Simon

I attach a letter in respect of the above application and the agenda item for the Committee Meeting on Wednesday.

I hope this helpful, but please let me know if you require anything further.

Kind regards,
Lisa

Lisa Jackson MA, BSc MRTPI
Jackson Planning Ltd

NOTE NEW ADDRESS FROM 27/05/22

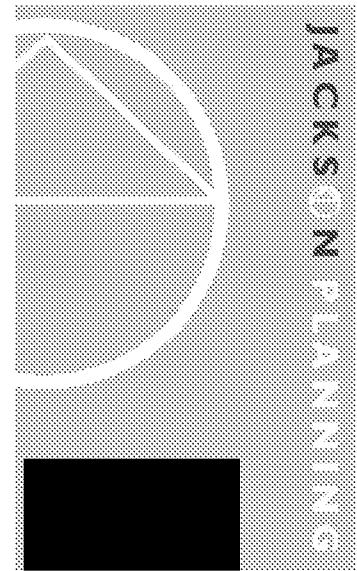
Sanderling, Swannaton Road
Dartmouth, DEVON TQ6 9RL

Submitted by email only

Copy Andrew Tice, Landlink Estates Ltd, Anna Harper, Elliott Newlyn BoKlok

August 22, 2022

Simon Davis
Principal Planning Officer
Arun District Council
Civic Centre,
Maltravers Rd,
Littlehampton



Dear Simon,

Y/3/22/OUT Hybrid Application comprising of: Full application for Phase I for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works and Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved)

I refer to the committee report for the above application which is being considered on 24 August 2022.

This letter sets out updates on various points in the agenda papers to assist you with your committee presentation and ties up loose ends.

National Highways

I note that as of 19 August 2022 the objection by National Highways has now been removed so the holding objection no longer applies which allows the decision to be made by the committee.

Land North of the Site on Bilsham Frontage

The small area of land (19.5m²) referred to in the report is not registered land. Hyde Housing have confirmed in writing they have no objection to this land being managed as part of the application site.

Policy Approach to SO DMI and YNP EI (Agricultural Land)

The recently dismissed appeal at Little Meadow Bilsham that you refer to in the site history (Y/71/2/ OUT) sets out the correct approach in relation to policy SO DMI and EI in relation to grade 2 agricultural land. Whilst your report refers to the appeal at Clays Farm, the more relevant approach to this matter is addressed in the Little Meadow decision letter¹. The Inspector confirmed that as the Council does not have a sufficient land supply for housing which renders policy H1 of the NP out of date and by extension EI is also out of date.

¹ Policy EI of the NP states that development of grade II agricultural land should be refused unless such development is required by policy H1 of the plan. Policy H1 sets out the minimum housing requirement for Yapton. However, as the district cannot currently demonstrate a five year supply of housing land, it is out of date and by extension so is policy EI.

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In considering the balance the Inspector went on to confirm (paragraph 50) that whilst the proposal would not comply with the requirements of policy SO DM1, the need for housing in the District would outweigh the loss of agricultural land in this case. The same assessment should apply for this application.

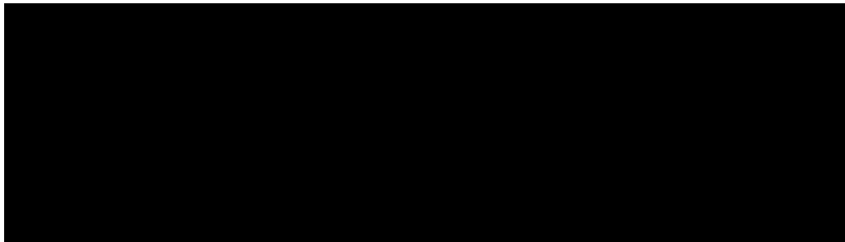
Given the significant weight that must be afforded the provision of housing, given the lack of 5-year supply, it is not necessary for the applicant to complete the theoretical exercise regarding soils set out in Policy SO DM1. A soil resource survey report² was provided by the applicant and is sufficient in this instance. Condition 14 secures a soil resource plan which the report recommends, given a technical assessment of the soils on site, which confirmed they were poor quality for the purposes of tree planting and gardens, but suitable for the SUDs features.

Condition 10

The report refers to the lack of a response on the revised wording for condition 10. I can confirm that the applicants and developer will accept the revised condition 10 as set out in your committee report.

I hope the above is helpful, but should you require any further assistance prior to the committee please contact me.

Yours sincerely



Lisa Jackson MA BSc MRTPI

² Soil Resource Survey – Tim O'Hare Associates 8 December 2021