

ECE Planning

Planning Statement.

Stakers Farm, Yapton

June 2017



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Project Name: Stakers Farm, Yapton

Location Stakers Farm, North End Road, Yapton

Client: Granite Gate Ltd

File Reference: P1401

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1. Introduction

- 1.1. This Planning Statement has been produced on behalf of Granite Gate Ltd (the applicant) in support of their proposal for:

Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)).

- 1.2. This statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposed suitable for an outline application, and an assessment of the relevant planning considerations.
- 1.3. The proposals for the site have been informed by the existing Arun District Local Plan 2003, the made Yapton Neighbourhood Plan 2014 – 2029 and the Submission Draft Arun Local Plan 2011 – 2031. The proposals have been informed by the detailed technical studies prepared in support of this application, and through pre-application consultation with Yapton residents and statutory consultees.
- 1.4. This application for outline planning permission is supported by the following documents, drawings and plans:
- **Planning Application Forms**
 - **Planning Application Notices**
 - **Planning Application Covering Letter**
 - **Illustrative layout plans and elevations**
 - **Arboricultural Assessment**
 - **Arboricultural Impact Assessment**
 - **Ecology Assessment including phase 1 habitat study**
 - **Statement of Community Involvement**
 - **Design and Access Statement**
 - **Landscaping Masterplan and Strategy**
 - **Flood Risk Assessment**
 - **Foul and Surface Water Drainage Strategy**
 - **Transport Statement & Framework Travel Plan**
 - **Heritage Statement (incorporating archaeological assessment)**
 - **DRAFT Section 106 Agreement**
 - **Validation Checklist**
 - **Biodiversity Checklist**

2. The Site

- 2.1. The land at Stakers Farm is located to the west of North End Road to the rear of Yapton Church of England Primary School and Stakers Farmhouse. The site measures approximately 3.0 hectares and is located within the countryside immediately abutting the western extent of the Settlement Boundary for Yapton (as identified in the 2003 Arun District Local Plan and Yapton Neighbourhood Plan). The site is currently used for agriculture and includes an agricultural barn in the southern corner of the site. The eastern boundary of the site separates the site from homes at “the Croft” and from Yapton CE Primary School. The southern, western, and northern boundaries of the site are marked by hedgerows and trees.



Figure 1: The Site

- 2.2. The proposed site access is via the adjacent site to the north-east “Land north of Yapton CE Primary School” which benefits from outline planning permission under reference Y/93/14/OUT for the erection of 38 dwellings. Both sites are under the control of the applicant, and thus there are no issues that would prevent the sites coming forward together (refer to Figure 1 for both sites).
- 2.3. The site is within close proximity of the Yapton Main Road Conservation Area as illustrated within Figure 2.

2.4. Other relevant nearby heritage assets include the following listed buildings:

- 1) **Stakers Farmhouse (Grade II)**
- 2) **Bonhams Barn (Grade II)**
- 3) **Bonhams Farmhouse (Grade II)**
- 4) **The Homestead (Grade II)**
- 5) **Laburnham Cottages (Grade II)**

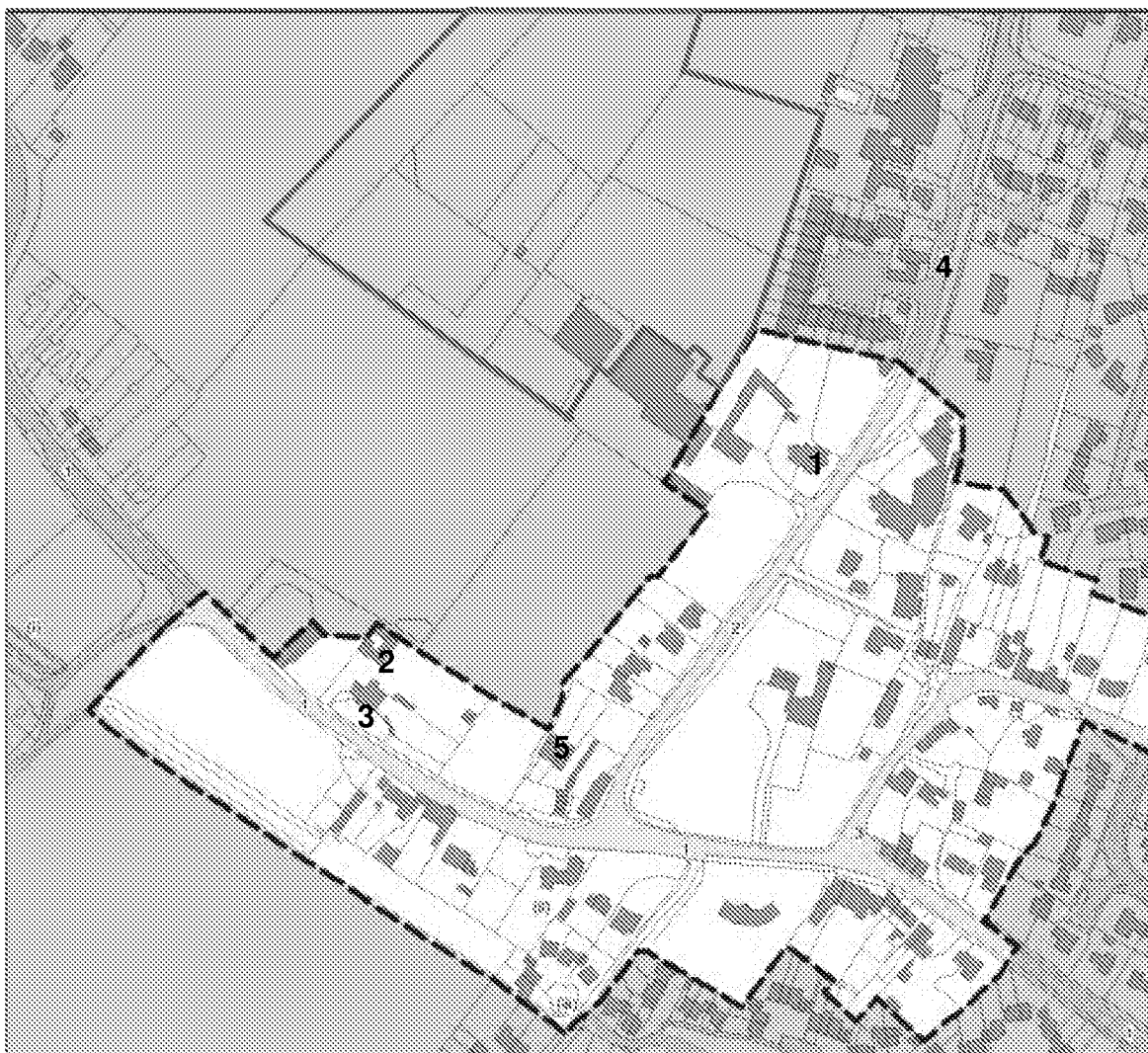


Figure 2: Application Site in relation to Conservation Area

- 2.5. The area of land to the north east of the application site is allocated in the Yapton Neighbourhood Plan as “Land north of Yapton CE Primary School”. Application Y/93/14/OUT was granted outline permission for 38 dwellings and means of access from North End Road on 5th August 2015.
- 2.6. The land immediately to the south west of the application site “Bonhams Field” is currently subject of a planning application Y/1/17/OUT for outline consent for 56 homes and access from Barnham Road.

- 2.7. Arun District Council's HEELA (November 2016) has assessed the site (HEELA ref.Y8) and concludes that the site is "suitable" for future housing potential, and "available" in the next 5 years and "viable and achievable". The studies and assessment carried out on the site confirm that there are no physical or environmental constraints that would prevent the principal of residential development or require disproportionate development costs to provide the necessary site infrastructure. The surrounding neighbouring land uses are suitable for a residential development on the application site. Access will be secured from North End Road via the permitted site to the north.
- 2.3 The site is located within suitable walking distance of the services and facilities located within Yapton including shops, ATM, post office, GP practice, primary school and community facilities. Bus Route 66 provides an hourly service connecting Yapton to the larger settlements of Barnham (to the North West) and Littlehampton (to the south east) including their rail stations which provide access to London, Brighton and Portsmouth.

3 Planning History

3.1. There are a number of planning applications of direct and indirect relevance to the proposed development. However, a number of planning approvals granted by the Council and on appeal in the local area has informed the consideration of technical and procedural planning matters as the scheme has evolved.

3.2. **Y/93/14/OUT** is located directly to the north of the site and has the benefit of outline permission for the following development:

Outline application for the erection of 38 dwellings to comprise 6 No. 4-bed houses, 20 No. 3-bed houses, 10 no. 2-bed houses and 2 no. 1-bed houses each with a garage and parking space, together with the means of access off North End Road

3.3. As described, in Sections 1 and 2, the proposed development is under the same ownership as that of application Y/93/14/OUT. This consented scheme ensures that pedestrian and vehicular access can be secured to the site.

3.4. Of relevance to the current application is that the officer's report identified that suitable landscaping along the western boundary of the site is sufficient to mitigate any landscape impact of the proposals.

3.5. The only planning application which relates directly to the application site is **Y/69/14/PL** which was granted permission in November 2014 for the construction of an outdoor riding arena on part of the application site.

3.6. It is noted that the officer's report and consultation responses from the Historic Building Adviser and Conservation Area Advisory Committee did not identify that development on the application site would cause harm the setting of the nearby listed buildings, nor to the character and appearance of the conservation area.

3.7. There are a number of planning applications relating to "Stakers Farm" listed on the planning register. These are:

- **Y/27/17/L**
- **Y/108/14/PD**
- **Y/77/13/PD**
- **Y/17/11/**
- **Y/80/10/**
- **Y/29/10/**
- **Y/30/10/L**
- **Y/12/10/TC**

3.8. It should be noted that none of these planning applications were for development within the redline boundary of the current application site and are not relevant to the determination of the current application.

3.9. Arun District Council are currently considering a planning application for the land to the south of the application site under reference **Y/1/17/OUT** for the following development:

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Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

- 3.8 Should both the application site and site **Y/1/17/OUT** be approved it will lead to a natural “rounding off” of the western settlement boundary of Yapton at this location. It is considered that the detailed design of the proposed development could be carefully considered to integrate with the adjoining site to the site as it intends to do with the approved site Y/93/14/OUT to the north.
- 3.9 Arun District Council have granted outline planning permission for two residential developments in Yapton in 2016 which are relevant to this application as they both relate to the principle of development outside Yapton’s settlement boundary.
- 3.10 In March 2016 the Council granted outline planning permission for application **F/7/15/OUT** for 45 dwellings. The sites were considered to be sustainable locations near to services and public transport routes. The fact that the site was outside the built-up area boundary was not considered to be a material consideration which outweighed the need to deliver new sustainable housing development in Arun.
- 3.11 Planning Application **Y/19/16/OUT** was submitted to the Council on 8th March 2016 for outline consent with all matters reserved bar access to the highway. The Council’s District Planning Committee resolved to approve the proposals on 15th June 2016. The Secretary of States called in the application for his determination. In resolving to approve the application the Council acknowledged the sustainable location of the site and pressing need for housing delivery. In the preparation of evidence for the Call In inquiry which commenced on 25th April 2017 the Council agreed through a Statement of Common Ground a number of important matters in relation to the principal of development and housing land supply.
- 3.12 In considering the above applications the council concluded that the sites were in a sustainable location despite being outside Yapton’s settlement boundary, and that the acknowledged lack of a 5 year supply of deliverable housing sites rendered the relevant policies of the Development Plan as out of date. In accordance with the presumption in favour of sustainable development established in the National Planning Policy Framework the council granted permission for each of the proposals.
- 3.13 As set out in Section 2 the current application site is similarly sustainably located. It is in close proximity to local services, facilities and public transport opportunities and that there are no specific policies in the National Planning Policy Framework that preclude development.

4.1 The proposed development comprises 70 dwellings including 21 affordable dwellings (30%) with a mix of open market and affordable housing units. An indicative block plan layout is shown in Figure 3.

4.2 The housing mix proposed provides a suitable variety of housing sizes and accommodation types appropriate for an edge of settlement location. The housing mix proposed is:

- **4 x 1 bedroom apartments (6%)**
- **15 x 2 bedroom houses (21%)**
- **43 x 3 bedroom houses (61%)**
- **8 x 4 bedroom houses (11%)**

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- 4.3 The proposals include a new vehicular access being taken from the approved site to the north, pedestrian access, sustainable urban drainage, retention of a number of existing mature trees, and additional planting and hedgerows throughout the site.
- 4.4 The indicative proposals include substantial landscaped improvements to reinforce the boundary hedgerows on the western site boundary (4.5m wide buffer) to reduce the impact on the surrounding landscape and a significant 2m wide planting buffer where homes abut the school boundary to supplement the existing hedging.
- 4.5 The layout provides a significant area of public open space (0.4 ha) on the eastern side of the site which has an informal layout, along with an area (0.145ha) to be offered to the Yapton Church of England Primary School / West Sussex County Council for future school expansion for classrooms or playing fields. A total of 5,450m² of open space will therefore remain undeveloped acting as a buffer to existing development to the east.
- 4.6 The indicative layout showing significant public open space on the eastern side of the site also demonstrates how the quantum of housing proposed can be comfortably accommodated without affecting the setting of the nearby listed buildings and conservation areas. The proposed open space will ensure a soft landscaped border to the designated heritage assets that will ensure that the settings of the heritage assets are not harmed.
- 4.7 Detailed issues such as housing layout & design, parking, appearance, scale and landscaping are all reserved for a later detailed planning application.

Affordable Housing Statement

- 4.8 The application proposes that 21 (30%) of the proposed units are affordable. All of the units proposed will be for affordable rent and will be a mixture of unit sizes. The proposed mix is set out below in Table 1:

Dwelling Type	Total no	%
1 bedroom flat	4	19
2 bedroom house	11	52
3 bedroom house	5	24
4 bedroom house	1	5

Table 1 - Affordable Homes Mix

- 4.9 Policy H SP2 "Affordable Housing" of the Publication Draft Arun Local Plan requires development to provide 30% of the proposals as affordable housing. The indicative layout shows that the proposed homes would be distributed throughout the site in clusters (pepper-potted). The proposed design approach will be tender blind to ensure that there is no material differences between affordable and market dwellings. It is the applicant's intention to ensure that the 21 affordable housing units are secured through a S106 planning obligation to be agreed with the Council.

5 Policy Overview

5.1 Introduction

- 5.1.1 A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2 National Planning Policy Framework (NPPF)

- 5.2.1 The NPPF was adopted in 2012, and at its heart is the presumption in favour of sustainable development, which should be seen as a “golden thread” (paragraph 14) running through both plan-making and decision-taking. For decision taking this means approving development proposals that accord with the development plan without delay, and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, or policies within the NPPF which indicate development should be restricted.
- 5.2.2 Paragraph 47 seeks “to boost significantly the supply of housing”. In doing so, local planning authorities are required to use their evidence base to meet the full OAN for market and affordable housing in the housing market area, as far as it is consistent with the policies set out in the Framework. Paragraph 47 goes further, requiring authorities not just to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing, but for all LPA’s to additionally provide a further buffer of 5% (moved forward from later in the plan period) to ensure choice and competition on the market. This buffer increases to 20% where local authority has a record of persistent under delivery of housing.
- 5.2.3 Paragraph 49 states that “Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a 5-year supply of deliverable housing sites”. In these circumstances, paragraph 14 of the Framework is engaged.
- 5.2.4 As is demonstrated below in the section 6 “Housing Delivery” the council cannot demonstrate the required five-year housing land supply. The Council have accepted through a Statement of Common Ground for a called-in planning inquiry (Land off Burndell Road, Yapton, West Sussex – Application Ref Y/19/16/OUT; Call-In Reference APP/C3810/V/3158261) that land supply is approximately 1.9 years. This is a substantial shortfall and significant weight must be afforded to the pressing need to boost housing supply.
- 5.2.5 It is clear therefore that the provisions of paragraph 14 of the Framework are engaged and that
- 5.2.6 Whilst paragraph 198 of the Framework states that planning permission should not normally be granted where it conflicts with a neighbourhood plan that has been brought in to force, it is the case that where a District is unable to demonstrate a 5-year land supply required by paragraph 477 of the Framework, policies for the supply of housing in a made neighbourhood plan, as part of the development plan, are rendered out of date.

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5.3 Planning Practice Guidance (NPPG)

5.3.1 The PPG was published by the Government in March 2014 and provides further guidance and detail on the application of the Framework and policies in development plans.

5.3.2 Of particular relevance to the proposed development is the guidance provided as to the relationship between neighbourhood plan policies and the Framework at paragraph 41-083:

Decision makers may find themselves considering application in an area with a neighbourhood plan that has passed referendum and been “made”, and thus forms part of the development plan, but where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. In such instances paragraph 49 of the Framework is clear that “relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”. Paragraph 49 applies to policies in the statutory development plan documents which have been adopted or approved in relation to a local planning authority area. It also applies to policies in made neighbourhood plans”

5.3.3 The PPG clarifies further that in a situation, as it is in this case where there is a made neighbourhood plan but a District wide housing land supply shortfall (rendering policies relevant to the supply of housing out of date) that:

“...when assessing the adverse impacts of the proposal... decision-makers should include within their assessment those policies in the Framework that deal with neighbourhood planning.

This includes paragraph 183 – 185 and paragraph 198 which states that where a planning application conflicts with a neighbourhood plan that has been brought in to force, planning permission should not normally be granted.”

Accordingly, it is clear that in these circumstances even if there is a breach of neighbourhood plan policies, this is to be considered in the planning balance and does not constitute a reason for refusal in itself.

5.4 Saved Policies of the Arun District Local Plan 2003

5.4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the provisions of the statutory Development Plan, unless material considerations such as the NPPF indicate otherwise. Currently the Development Plan for Arun comprises the saved policies of the Adopted Arun District Local Plan 2003.

5.4.2 The Arun District Local Plan covers the period to 2011. In accordance with the requirement of the Planning and Compulsory Purchase Act 2004, the Secretary of State (SoS) directed that from 27th September 2007, a schedule of “saved” policies in the Local Plan would be used to guide development until it is replaced with the new Local Plan. The following saved policies are relevant to the current application:

Policy GEN2 – ‘Built-up Area Boundary’

Policy GEN3 – ‘Protection of the Countryside’

Policy GEN7 – ‘The Form of New Development’

Policy GEN8 – ‘Development and the Production of New Infrastructure’

Policy GEN9 – ‘Foul and Surface Water Drainage’

Policy GEN12 – ‘Parking in New Development’

Policy DEV17 – ‘Affordable Housing’ (as amended) seeks a provision of 30% of new dwellings within schemes of 15 units or more to be affordable.

- 5.4.3 As Arun District Council cannot demonstrate a five year housing land supply (see section 6.4), and they only plan for housing provision up until 2011 policies which relate to the supply or distribution of housing are considered to be out of date.

5.5 The Made Yapton Neighbourhood Plan 2014 (YNP)

- 5.5.1 The Yapton Neighbourhood Plan was made on 5th November 2014 and allocates two sites for development. The site directly abutting the application site as “land to the north of Yapton Primary School”.

- 5.5.2 The proposed plan identifies at Figure 4.1, a Built-Up Area Boundary that relates closely to the existing urban area. The built up area boundary is identified with a view to directing development to appropriate locations and to avoid sprawl.

- 5.5.3 YNP Policy BB1 states that development should be focused within the built up area boundary. However, it specifically allows for development outside of this boundary where development would accord with one of four exceptions identified in the policy. The third exception is where such development would relate to additional allocations for housing land in accordance with policy H1 of the Neighbourhood Plan. The Yapton Neighbourhood Plan Examiner specifically included this exception to provide necessary flexibility and to allow for development within Yapton to contribute towards meeting the District’s objectively assessed housing needs.

- 5.5.4 Policy H1 confirms that the minimum housing requirement for Yapton in the plan period 2014 – 2029 will be established through the emerging Arun Local Plan, and that an additional buffer of 20% will be include to ensure flexibility and consumer choice. Policy H1 makes clear that additional residential development within the built up area will be supported in principle, and that housing will be provided outside the defined boundary, if the emerging Arun Local Plan requires it, or the allocated sites do not come forward. With reference to Policy H1 it can therefore be considered that housing outside the built up area boundary will be permitted where:

- I. the emerging Arun Local Plan requires more housing to be provided at Yapton;**
- II. development makes appropriate infrastructure provision (particularly education provision and flood prevention); and**
- III. Development that would exceed a level of 20% above the minimum requirement for Yapton as established by the emerging Local Plan will be permitted if the child yield would not result in the Yapton CE Primary School exceeding its capacity and/or extensions can be delivered.**

- 5.5.5 At the time the YNP was drafted the emerging Local Plan identified that the OAN for the District was 580dpa. Of this, Policy HSP1 of the emerging Local Plan proposed a minimum figure of 100 dwellings for Yapton. The YNP therefore made provision for this level of housing

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5.5.6 As set out in Section 6, the objectively assessed needs for Arun District has been subject to significant upward revision, through the Local Plan examination progress and as a result of further evidence being produced by the Council. The Council now recognises that the OAN for the District is approximately 919dpa. As a result of this substantial increase, it is considered that Yapton will be required to accommodate a suitable proportion of this increased need for housing in the District. A new flexible district wide target figure of 1,250 new homes is being used within the emerging Arun Local Plan to be delivered through Neighbourhood Plans or Sites Allocation DPD.

5.6 Written Ministerial Statement (WMS) with regard to Neighbourhood Planning

5.6.1 On 12th December 2016 the Minister of State for Housing and Planning issued a Written Ministerial Statement (WMS) in respect of Neighbourhood Planning responding specifically to circumstances where neighbourhood plans are in the government's view undermined because a local planning authority cannot demonstrate a five-year land supply. The WMS clarifies that policies for the supply of housing in made neighbourhood plans should not be considered out of date under paragraph 49 of the Framework where all of the following circumstances arise at the time the decision is made. The circumstances are:

- This Written Ministerial Statement is less than 2 years old, or the Neighbourhood Plan has been part of the development plan for 2 years or less;
- The neighbourhood plan allocates sites for housing; and
- The LPA can demonstrate a three year supply of deliverable housing sites.

5.6.2 In the case of the YNP, whilst it has been part of the development plan for more than 2 years (It was made in October 2014), the WMS is less than two years old. As such, the first criterion is met. The YNP does allocate sites for housing and accordingly it also meets the second criterion. However, in this instance, the local planning authority is not able to demonstrate a three year supply of deliverable housing sites.

5.6.3 Arun District Council acknowledges that it can only demonstrate a 1.9 years supply of housing sites. While the made Yapton Neighbourhood Plan does allocate sites for housing, the Neighbourhood Plan was made on 5th November 2014 and therefore has been part of the development plan for longer than 2 years.

5.6.4 Therefore, the WMS confirms that any relevant policies for the supply of housing in the Yapton Neighbourhood Plan should be considered "out of date" in the context of paragraph 49 of the National Planning Policy Framework.

5.7 Publication Draft Arun Local Plan 2011– 2031

5.7.1 The Council is in the process of preparing a new Local Plan. The Publication Version of the Local Plan made provision for 580 dpa in the period 2011 -2031. The strategy as identified in Policy HSP1 was to focus major development at Littlehampton, Barnham/ Eastergate/ Westergate, Angmering and possibly Ford and Fontwell. In addition, it proposed minimum levels of housing for each of the Parish and Town Councils in the District (in Yapton this was 100 dwellings).

5.7.2 Following an examination hearing session in January 2016 and in light of subsequent further evidence to identify housing needs, the Council now accepts that its Objectively Analysed Needs is 919 dpa.

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- 5.7.3 Policy HSP1 of the emerging Local Plan (as proposed in the main modification which underwent consultation in April & May 2017 following approval at a Special Council Meeting on 22nd March 2017) provides for a total of 20,000 homes across the District in the period 2011 – 2031 i.e. 1,000 dpa on average.
- 5.7.4 However, based on the Council's view that it will not be able to achieve this level of development in the early part of the Plan period, Policy HSP1 as amended proposes a “stepped” housing trajectory starting with a lower requirement of 610 dpa in 2011 – 2015, moving to 930 in 2016 – 2020, 1,310 in 2021 – 2025 and 960 dpa in 2026 – 2031. This stepped approach is currently subject to consultation, and has not been tested through the examination process.
- 5.7.5 In terms of the allocation of sites, paragraph 12.1.12 of the emerging Local Plan as proposed to be modified confirms that the Council's approach is to allocate only what it consider to be “Strategic Site Allocation” – the smallest of which is 250 dwellings. Importantly, it can also be seen from Policy HSP2 (as proposed in the main modifications version) that the Council is proposing to delete the specific housing numbers ascribed to each town and parish and instead identifies a more flexible figure for “non-strategic sites” of 1,250 dwellings to be delivered through Neighbourhood Plans or a Small Site Allocations DPD.
- 5.7.6 The Council's most recent Local Development Scheme sets out the timetable for completion of the local plan process. The timetable is as follows:
- **Main Modifications consultation – April / May 2017**
 - **Examination – Summer 2017**
 - **Inspector's Report – Autumn 2017**
 - **Adoption – Winter 2017**
- 5.7.7 Having regard to the provisions of Paragraph 216 of the Framework, It is considered that given the still early stage of preparation of the Local Plan that the policies contained therein can be given no more than very limited weight.
- 5.7.8 However, it is considered that the current application for 70 homes at Stakers Farm in Yapton does not conflict with the relevant policies of the emerging Local Plan in any event as the plan acknowledges the need for greenfield development on suitable sites to meet housing requirements to 2031. The plan additionally enables the delivery of 1,250 homes on unallocated non-strategic sites, part of which could come forward on suitable sites in Yapton (The HELAA considers the site to be suitable as discussed further below).
- 5.8 Housing Implementation Strategy March 2017**
- 5.8.1 The Council has prepared a Housing Implementation Strategy as an evidence base document to support and justify the Council's proposed modifications to the emerging Local Plan. It sets out the Council's housing strategy and approach to housing land supply and affordable housing provision.
- 5.8.2 Section 5 of the document sets out the Council's approach to addressing their housing land supply shortfall experienced by the Council. Paragraph 5.2 confirms that a fundamental part of the Council's strategy is:

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“... to invite planning applications immediately on identified HELAA sites as well as possible first phases on sites included in the Plan as Strategic Sites Allocations. Whilst it was never expected that this would address all of the short term issues, it was considered to be essential in ensuring that the Council was looking at all options in increasing supply in the short term.”

5.8.3 The application site is included in the Council's HELAA (ref Y8 discussed further below). Accordingly, the application site is one of the HELAA sites that the Council has resolved that an immediate planning application should be invited and which is essential in increasing housing supply in the short term.

5.9 Housing and Economic Land Availability Assessment (HELAA), November 2016

5.9.1 Further confirmation of the Council's support for suitable residential developments to come forward was provided by the Council's Local Plan Sub-Committee on 6th December 2016 where Councillors voted to accept officer recommendations to support residential development on the first phases of the potential strategic allocations / HELAA sites. The following points were raised in the Committee Report:

- Arun has 'persistently under-delivered' against the OAN and as such a 20% buffer should be applied to calculation of the 5 year land supply.
- It is concluded that between 2.12 and 2.53 years of housing land supply exists, depending on whether the shortfall (1,535 dwellings) is dealt with in the first 5 years or over the whole plan period. [though the Council currently acknowledges a supply of approximately 1.9 years as set out in section 6.4 below]
- It is indicated that a stepped housing trajectory, with the housing requirement changing (probably increasing) over the plan period, may be sought given the dependency on longer term strategic sites.
- Officers are inviting planning applications where;
 - **sites are identified as being 'deliverable' in the HELAA and will not prejudice the emerging local plan or infrastructure delivery;** and
 - Sites comprise first phases of sites on the potential strategic allocations, subject to caveats.
- Parish/Town allocation numbers are to be removed from the Local Plan and the Council will use the HELAA to identify a target for small sites to be allocated through a small sites Development Plan Document and / or updated Neighbourhood Plans.
- Officers are promoting accelerating the delivery of sites whilst work continues on the Local Plan and emerging Infrastructure Delivery Plan.

5.9.2 The application site has been identified as deliverable within the HELAA. The relevant extract from the HELAA is provided below in Figure 4:

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Reference	Y8
NLPG	10091569083
Site Address	Land to north of Stakers Farm, North End Road
Grid ref	497647-103644
Parish Group	Villages
Parish	Yapton
Settlement	Yapton
Site Area (ha)	2.93
Net Developable Area (ha)	2.05
Viability Typologies	2-LG75
Description of site	Large greenfields used as paddocks
Existing use	Indoor menage and paddocks
Constraints	The site is potentially located within the setting of a Conservation Area and Listed Building. There are also a potential access issue
Potential use for evaluation	Residential
Suitability Summary	The site is outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community. However it would require strategic infrastructure to deliver it. In addition, it has access to a regular public transport bus service
Availability Summary	The site was promoted as part of the May 2016 call for sites exercise - The site is available immediately, but it might need to be delayed to allow time for a joint development scheme to be agreed with adjoining landowners
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield		
35			72			88		
2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
0	50	22	0	0	0	0	0	
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31		
0	0	0	0	0	0	0		

Figure 4: Extract from Arun HELAA Page 114

5.9.3 An extract (screenshot) from the HELAA interactive map is shown below as Figure 5.

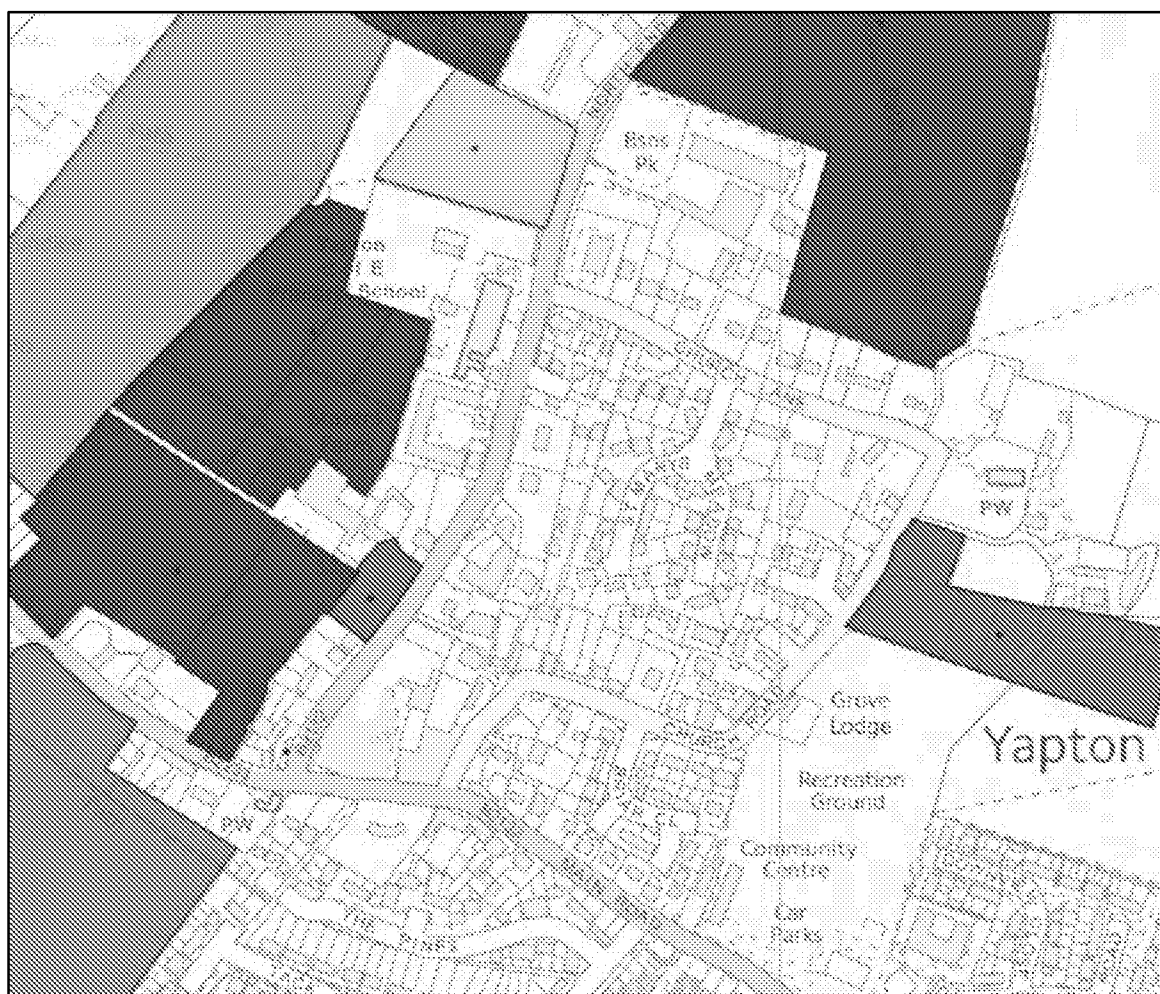


Figure 5: Extract from HELAA showing assessment of the site

5.10 Policies Relevant to the Supply of Housing

5.10.1 The recent Supreme Court decision (*Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant)* [2016] EWCA Civ 168, [2015] EWHC 132 (Admin) and [2015] EWHC 410 (Admin)) clarifies that “relevant policies for the supply of housing” applies the “narrow” interpretation of the term which it explains as:

- i) Narrow: limited to policies only with the numbers and distribution of new housing, and excluding any other policies of the development plan dealing generally with the disposition or restriction of new development in the authority's area.*

5.10.2 The judgement highlights that if there is a five-year housing land supply shortfall, “it matters not whether the failure is because of the inadequacies of the policies specifically concerned with housing provision, or because of the over-restrictive nature of other non-housing policies”. The shortfall is enough to trigger the operation of the “tilted balance” in the second part of paragraph 14 of the NPPF and that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF’s policies taken as a whole, or where specific policies in the NPPF indicate development should be restricted.

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- 5.10.3 Where development proposals accord with the development plan, Section 38(6) of the Planning and Compulsory Purchase Act 2004, and paragraph 14 of the Framework, requires that consent is granted without delay. Where a proposal does not comply with the contents of the development plan, but where policies for the supply of housing are out of date, (as they are in the Local Plan (see para 5.4.3) and Neighbourhood Plan (see paras 5.6.2 -5.6.5)), the tilted balance that permission should be granted unless the adverse impacts significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework or specific policies in the Framework indicate that development should be restricted.
- 5.10.4 It is considered that policy GEN2 of the Arun Local Plan, and policies BB1 and H1 of the Yapton Neighbourhood Plan are relevant policies for the supply of housing (policy BB1 is a policy to distribute new housing and Policy H1 sets out the neighbourhood plan's Housing Requirement). These policies are therefore "out of date" given the substantial land supply shortfall in the District and the requirements of Framework paragraph 215. It is considered therefore, that the presumption in favour of sustainable development applies to the current proposals.

6 Housing Delivery

6.1 National Approach to Housing Delivery

- 6.1.1 The National Planning Policy Framework is clear at paragraph 47 that the government's objective is to "boost significantly the supply of housing". Under the requirements of the Framework local authorities are required to meet the full objectively analysed need for market and affordable housing within the relevant market area, and ensure that it can identify a five-year supply of deliverable housing sites.
- 6.1.2 Paragraph 49 states that where a Council cannot demonstrate the required 5 – year land supply, relevant policies for the supply of housing should not be considered up to date. A failure to demonstrate a 5 – year land supply engages paragraph 14 of the Framework which, for decision taking, means granting permission unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits.
- 6.1.3 The Housing White Paper "Fixing Our Broken Housing Market" (February 2017) sets out a range of policy approaches to address challenges in the housing market to improve supply and quality of homes throughout the UK. The document makes clear throughout that at a strategic level, increasing the supply of high quality and affordable housing is a national priority.
- 6.1.4 The White Paper proposes a number of changes to the planning system to plan for the right homes in the right places, to build homes faster, and to diversify the housing market. At this point, the changes proposed will be subject to further consultation and legislative changes. The White Paper demonstrates a clear direction of Travel from the Government.

6.2 Housing Needs & Delivery in Arun District

- 6.2.1 In the course of the preparation of the Arun District Local Plan the Council identified in the Publication Version of the Local Plan an objectively assessed need (OAN) for the District of 580 dwellings per annum. However, in March 2015, consultants for the council identified through a study that the OAN had increased to 758 dwellings per annum.
- 6.2.2 Following an examination session in January 2016 the local Plan Inspector confirmed in written conclusions dated 2nd February 2016 that the OAN, calculated robustly at the time was 845 dpa. In addition to this, the Inspector also asked the Council to explore the scope for the Local Plan to achieve greater alignment with the requirements of neighbouring authorities, and potential specifically to accommodate any of the unmet housing needs from these authorities.
- 6.2.3 In September 2016, consultants working on behalf of the Council provided an update to its OAN work to consider the implications of the most recent public household projections. This concluded that the OAN based on the most up to date demographic figures was in fact 919 dpa. This figure of 919 dpa has been adopted by the Council for the purposes of policy formulation in its emerging Local Plan and its land supply calculations.
- 6.2.4 It is clear that Arun District need to identify suitable sites for a significantly higher level of housing provision than that set out in the Public Version Local Plan. It follows that as the Publication Version Local Plan was the basis for the housing allocations in the Yapton Neighbourhood Plan that these should be similarly reviewed.

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6.3 Housing Delivery in Arun

- 6.3.1 The Arun Local Plan was adopted in 2003 and does not identify or seek to provide for the Council's objectively assessed need for housing. It includes a housing requirement for the District of 8,700 dwellings between 1996 and 2011 at a rate of 580 dwellings per annum.
- 6.3.2 The current working OAN figure of 919 dpa was calculated on the basis of 2014 household projections, the base date for the calculation is 2011. Since 2011, the Council has not achieved the OAN level of housing provision in any year, accumulating a shortfall between 2011/12 and 2015/16 of approximately 1,578 homes.
- 6.3.3 In terms of affordable housing delivery, the Council has identified needs for 480 affordable homes per annum for the plan period of 2011 -2031. The Council's own calculations as set out in the most recent GL Hearn report was that the average annual affordable housing delivery in the District has been 106 homes. This is substantially lower than the estimate 480dpa requires and indicates that there is a significant housing challenge in delivering sufficient affordable housing within the District.
- 6.3.4 In order to meet the identified need for affordable housing as an element of market housing (30% as required in Policy H SP2 of the Publication Version Local Plan) the delivery of a total of 1,600 homes annually is required in Arun. The Council's record of housing delivery demonstrates that there is little prospect of delivering on the affordable housing elements as the highest level of completions achieved in the District was 890 homes in 2015/16.

6.4 5 Year Land Supply

- 6.4.1 As set out in Section 3 the proposed development for 108 residential dwellings on land off Burndell Road, Yapton, was called in by the Secretary of State for determination. The call in inquiry commenced on 25th of April APP/C3810/V/16/3158261. In advance of this inquiry the Council agreed a Statement of Common Ground with the applicant which covered, inter alia, housing land supply issues. The Statement of Common Ground includes the following points on land supply:
- a) The full OAN for the District is 919 dpa between 2011 and 2031 (this is significantly higher than the figure of 580 dpa proposed in the Publication Version Local Plan)
 - b) Against the South East Plan target of 565 dpa between 2006/07 and 2010/11 the Council marginally exceeded this on only one occasion and has accrued a short fall in every other year. (a total shortfall in this period of 449 homes)
 - c) Between 2011/12 and 2015/16 the Council has had a shortfall in each year (a total shortfall in this period of 1,548 homes);
 - d) Cumulatively the shortfall between 2006/07 and 2015/16 is 1,997 homes;
 - e) It was common ground that this constitutes persistent under-delivery of housing and accordingly that a 20% buffer should be provided as required by para 47 of the Framework;
 - f) That the appropriate method for addressing the shortfall is the Sedgfield method i.e. adding the shortfall to the base 5 year requirement;
 - g) That based on the Council's supply assumptions, supply in the period 2016/17 to 2020/21 is estimated to be 1.9 years.

- 6.4.2 It is considered that the significant size of the housing land supply shortfall is a material consideration which, having regard to the provisions of paragraph 47 should be afforded significant weight. In the context of paragraph 49 of the Framework, this significant land supply shortfall renders the development plan policies for the supply of housing out of date and engages the titled balance set out in paragraph 14 of the Framework.

7 Planning Appraisal

7.1 Introduction

7.1.1 The principal issues in relation to this proposal are as follows:

- **Principle of Development**
- **Design, Form and Appearance**
- **Flood Risk and Drainage**
- **Ecology**
- **Heritage**
- **Transport and Highways**
- **Landscaping**
- **Three Dimensions of Sustainability**

7.1.2 The paragraphs below consider these issues in further detail.

7.2 Principle of Development

7.2.1 The site is identified in the Adopted Arun District Local Plan 2003 and the Made Yapton Neighbourhood Plan 2014 – 2029 as being outside the settlement boundary for Yapton.

7.2.2 Saved Policy GEN 2 of the Adopted Local Plan states that outside of the built-up area boundaries development will not generally be permitted. Policy GEN3 confirms that all land outside the defined built up area boundaries is “countryside” which is protected “for its own sake”. The application scheme is contrary to Policies GEN2 and GEN3. These policies were defined having regard to development requirements as they were understood in 2003, and the Adopted Local Plan made provision only for the period covered by the Plan which was 1996 – 2011.

7.2.3 The Adopted Local Plan does not seek to identify, let alone plan for, the objectively assessed need for housing as required by paragraph 47 of the Framework. As such it is wholly inconsistent with this fundamental element of the National Planning Policy Framework.

7.2.4 Policy GEN3 states that it seeks to protect the “countryside” for its own sake. This approach is contrary to the requirements of the Framework which adopts a more positive approach. Paragraph 17 of the Framework provides core land-use planning principles and states that planning should “take account of the different roles and character of different areas, promoting the vitality of our main urban area, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”. The difference of approach between Green Belt and countryside is relevant as it requires the character and beauty of the countryside to be “recognised” whereas the Green Belt should be “protected”. Paragraph 109 makes clear also that “protection” applies only to “valued” landscapes. It is clear that the application is not the subject of any national or local level landscape quality designations, and is not a “valued” landscape within the terms of the Framework.

7.2.5 The recent Supreme Court decision referred to in Section 5 of this Statement makes clear the distinction between ‘out of date’ policies in relation to Paragraph 49. However, we strongly contend that the Arun Local Plan is in fact out of date in that its period extended only to 2011 and that it is inconsistent with the aims of the Framework. It is clear therefore that Local Plan Policies GEN2 and GEN3 are inconsistent with core elements of the Framework and therefore should only carry little or very limited weight.

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- 7.2.6 In terms of Yapton Neighbourhood Plan Policy BB1 this should also only be afforded very limited weight as the housing provisions and built up area boundary in the made plan were defined when the Parish Council understood the housing needs of the District to be 580dpa, of which its “share” should be a minimum of 100 homes. Housing need in the District is now agreed to be significantly higher (919 dpa). Indeed, Arun District Council has made it clear that Neighbourhood Plans will need to be revised in light of this significantly higher housing delivery target (refer to the Arun Housing Implementation Strategy, 2017).
- 7.2.7 Having regard to the provisions of paragraph 215 of the Framework, it is considered that any conflict with the relevant policies of the Adopted Local Plan and Yapton Neighbourhood Plan should carry very limited weight. Importantly, as it is plain that each of the policies are clearly out of date, the second part of paragraph 14 of the National Planning Policy Framework is engaged and proposals should be considered in terms of the tilted balance where applications should be approved unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits.
- 7.2.8 As outlined in Section 6, the Council cannot demonstrate the required 5 year land supply. As such relevant policies for the supply of housing (which includes GEN2) and relevant Neighbourhood Plan Policies (Policies H1 and BB1) are also considered to be out of date having regard to the provisions of paragraph 49 of the Framework. As set out above the recent Supreme Court judgement emphasised that a five year land supply shortfall is enough to trigger the operation of the “tilted balance” in the second part of paragraph 14 of the NPPF and that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF’s policies taken as a whole, or where specific policies in the NPPF indicate development should be restricted.
- 7.2.9 Section 7.9 below sets out how the proposed development would generate significant economic, social and environmental benefits. This Planning Appraisal Section illustrates that there are no adverse impacts that would significantly and demonstrably outweigh these benefits.
- 7.2.10 Notwithstanding this point, the proposal is entirely compliant with emerging policy and housing strategy for Arun which seeks to encourage applications on HELAA deliverable sites in the short term. In this respect, Yapton is identified as one of the more sustainable settlements in Arun District and accordingly should take a share of the increase levels of housing required in the District. There is a clear acknowledgement therefore that further development outside of the built up area boundary is acceptable within Yapton and this is established by both the HELAA assessment of the site and the approach to housing delivery in the short term as set out in the Housing Implementation Strategy and the 6th December Local Plan Sub-Committee.
- 7.2.11 It is our view that the Local Plan approach to housing delivery (ie the stepped approach) which seeks to deliver lower levels of housing in the earlier part of the Plan period is contrary to the requirements of the Framework to front load housing delivery in the short term (i.e. by adding a 20% buffer to the first five years). Medium sized sites such as the land at Stakers Farm will be absolutely essential therefore to ensure the earlier part of the plan period delivers sufficient housing to meet the identified OAN and to ensure the Arun Local Plan can be found sound at examination.
- 7.2.12 Furthermore, the proposals would be in accordance with the emerging Arun Local Plan district wide target figure for new homes to be delivered on sustainable sites. The proposal for 70 new homes at Stakers Farm could therefore aid Arun District Council to meet this 1,250 new homes figure.
- 7.2.13 It is therefore considered that in this context, the principle of development is acceptable.

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7.3 Design, Form and Appearance

- 7.3.1 The proposed development is submitted for outline planning consent including access arrangements and therefore the design, form and appearance of the proposed development is not for determination at this stage. However, the submitted illustrative layout demonstrates how a scheme for 70 homes can be accommodated on the site without a significant negative environmental effects, or unacceptable living conditions for future residents.
- 7.3.2 Based on the illustrative site layout, the average net density is approximately 23 dwellings per hectare. The proposed density is in keeping with the character of the surrounding area and similar to the density of the approved development to the north.
- 7.3.3 The layout provides a significant area of public open space (0.4 ha) on the eastern side of the site which has an informal layout, along with an area (0.145ha) to be offered to the Yapton Church of England Primary School / WSCC for future school expansion for classrooms or playing fields.
- 7.3.4 This layout ensures a suitable separation from heritage assets including the Conservation Area and listed buildings (considered further below). In addition, it provides a significant separation between the nearest new dwelling and The Croft residential units.
- 7.3.5 At the applicant's pre-application consultation event which took place on 2nd of May 2017 a number of local residents noted that the proposed development should be designed to relate properly to the land to the south which is being considered under application Y/1/17/OUT. It was suggested that the sites should be designed to ensure permeability throughout. It is considered that such a requirement could be considered further through the subsequent reserved matters applications however it is dependent on third party landowners agreeing to such an approach.

7.4 Flood Risk & Drainage

- 7.4.1 A Flood Risk Assessment that considers all sources of flooding has been undertaken in accordance with the requirements of the NPPF.
- 7.4.2 The site is located entirely within Flood Zone 1 as defined by the Environment Agency's flood risk mapping. The development proposal will ensure that the surface water flow routes within the development site direct runoff away from buildings towards the less vulnerable areas of the site. The accompanying FRA considers surface water in more detail.
- 7.4.3 In terms of foul drainage, Southern Water has advised that the existing network currently has inadequate capacity to accommodate the foul flow from the development. Upgrade works will be required. It is considered that an appropriately worded condition could stipulate that this is investigated further prior to development (as proposed by Southern Water on both outline schemes to the north and south of the site).

7.5 Ecology and Landscaping

- 7.5.1 An Ecological Appraisal is submitted in support of the proposed development. The report confirms that the application site is not subject to any national or local level designation for nature conservation. As grazing land, the application site is of limited ecological value in its current form.
- 7.5.2 The existing boundaries and mature trees are acknowledged to provide some ecological value and as such the proposals are to retain and enhance them. Two C category and one B category trees are proposed for removal, however, the proposed planting scheme is considered to more than compensate for this limited loss.

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7.5.3 The following ecological enhancements should be secured through a suitable condition attached to any permission:

- The design should incorporate one Schwegler 1SP sparrow terrace (or similar). The box should be sited on a building at a minimum height of 2m, angled away from the prevailing wind and with unobstructed access to the box entrance. These boxes will provide mitigation for the loss of nesting habitat on site as well as enhance the site for house sparrows, a red list species (Birds of Conservation Concern).
- Installation of three swift boxes (Schwegler 17B or similar). Boxes should be located on the northern face at a minimum height of 5m (preferably under the eaves). Boxes should be located so to minimise their disturbance.
- To enhance the site for bats, two Schwegler 1FR (or similar) bat tubes shall be sited on the external walls (either flush or beneath a rendered surface) at a minimum of three metres above the ground and where there is a clear flight path for bats entering and leaving.

7.5.4 The landscape proposals accompanying this application note that the vegetation on northern edge of the site will be significantly extended and enhanced; all hedges around the site will be encouraged to grow to a notional height of 3m, whilst all gaps in the existing hedgerows will be planted with native hedgerow species, and a planting plan will provide visual screening to existing receptors. Trees along the southern site boundary will be protected and retained as habitat features and further vegetation added.

7.5.5 On the eastern edge there will be an open space of 4000sqm between the gardens of The Croft and the road of the proposed site. This is to create a buffer between the existing and new residential spaces but to also protect the setting of the Conservation Area. The western edge of the open space will be planted with hedges and trees to help to create an extra screening.

7.5.6 The development Master Plan includes areas of both public and informal open space, including a significant visual buffer to the surrounding buildings and also to the western site boundary. The western site boundary planting would link the proposed planting for the outline scheme to the north. The footpaths around the development and the open space area to the southern edge of the site will also help to reduce visual intrusion.

7.5.7 It is intended that the boundary planting will include both fruiting shrubs and native species including species of increased wildlife value. The area will be managed for the benefit of wildlife. It is therefore considered the proposed development will provide a significant enhancement to biodiversity and ecology on what is currently a sparsely vegetated site. This is considered to be a significant benefit of the scheme.

7.6 Heritage

7.6.1 The application is accompanied by a Heritage Desk Based Assessment which considers the potential effects on the historic environment of the proposed development. The assessment had identified no known heritage assets within or adjacent to the study site which would be adversely impact by the proposed development.

7.6.2 The report identifies that there is low potential for previously unrecorded archaeological remains within the site boundary and therefore the proposal does not present any risks to archaeological remains. The proposed development is identified as having a negligible effect on the setting and significance of designated heritage assets within the study area.

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7.7 Transport and Highways

7.7.1 The application is supported by a Transport Assessment which demonstrates that the proposals will not have an unacceptable impact on the local highways.

7.7.2 A new vehicular access to be formed with North End Road was established through planning permission reference Y/93/14/OUT and is considered adequate to meet the requirements that extra traffic movements generated by the current application will generate. Access to the application site would be via an extension to the proposed access of Y/93/14/OUT. Confirmation of the acceptability of this approach by WSCC is set out within their pre application response to the scheme which confirmed the following:

- *A Transport Statement is sufficient;*
- *The principles of access as proposed within the existing outline application (Ref:Y/93/14/OUT) is acceptable for an additional (up to) 79 dwellings;*
- *Visibility sightlines of 2.4m x 43m minimum remain adequate for the proposed junction of the site access road with North End Road;*
- *No further speed survey or safety audit is required and the existing traffic survey and road safety audit in relation to the approved application is accepted;*

7.7.3 Please refer to the Transport Statement for further details.

7.7.4 The proposed development is located within suitable walking and cycling distance of local services and facilities including the local primary school, village hall, local shop, post office, butchers, Yew Tree GP Surgery, recreation ground and bus routes to Barnham Railway Station, Littlehampton and Bognor Regis. Subsequently the site is extremely well located in sustainably terms and this is considered a significant virtue of the proposal.

7.8 Landscape & Visual Impacts

7.8.1 The planning application is supported by the Landscape and Visual Impact Assessment and proposed Landscape Strategy. The assessments consider the proposed scheme in light of the cumulative impacts alongside the approved scheme to the north (Y/93/14/OUT) and the proposal that the Council is currently considering to the south (Y/1/17/OUT).

7.8.2 The assessments demonstrate that while in the short term the proposed development will result in a minor adverse effect on landscape character across a limited area, in the mid-long term subject to the proposed landscaping being implemented there are likely to be minor beneficial effects on landscape character. Built form and mass would be softened as planted trees and vegetation matures, and this would aid integration into the wider enclosed rural setting within the Barnham-Yapton Coastal Plain Local Landscape Character Area.

7.8.3 In the short term there are likely to be minor adverse effects on visual receptors across a limited area. In the mid-long term, subject to the recommended mitigation there are likely to be negligible to minor beneficial effects. Planting belts including native hedgerows and tree standards along the western edge of the Site would filter and screen the built form from public footpaths to the west

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- 7.8.4 When considering the cumulative impacts with the consented adjacent scheme at Yapton C of E Primary School North End Road (Y/93/14/OUT) to the north of the Site, and the under consideration Outline Application at Bonhams Field (Y/1/17/OUT) to the south of the Site the Scheme is identified as comprising mid-long term negligible cumulative effects on landscape and views. Should these schemes progress the urban edge of Yapton will effectively be moved to alongside the western edge of the Site, with a redefined vegetated rural boundary to its western edge.
- 7.8.5 It is considered that the required landscaping to mitigate the negative impacts can be secured by way of a planning condition requiring the implementation of the proposed scheme.
- 7.9 **Three Dimensions of Sustainability**
- 7.9.1 As demonstrated above in section 7.2, the relevant policies for the supply of housing in both the Adopted Local Plan and Yapton Neighbourhood Plan are out of date having regard to the provisions of paragraphs 215 and 49 of the National Planning Policy Framework.
- 7.9.2 Both of these provisions engage the second part of paragraph 14 of the Framework relevant to decision taking which states the presumption in favour of sustainable development that requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – the ‘tilted’ planning balance that specifically favours the grant of permission. The proposed benefits of the scheme most notably include:

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Economic Benefits

- I. The creation of construction jobs;
- II. The creation of other jobs in supply chain and wider construction related activities;
- III. Additional household expenditure and tax income benefitting the local area

Social Benefits

- I. The delivery of 70 new homes in a District with a very significant and serious shortfall. Having regard to the objective at paragraph 47 of the Framework to “boost significantly the supply of housing”; this is a benefit to which significant weight should be afforded.
- II. The delivery of 21 affordable housing units in a District with a strong demand for such housing.
- III. Delivery of suitable public open space, and the offer of land for the expansion of Yapton Church of England Primary School
- IV. Development in a sustainable location in a settlement with a suitable range of facilities to support future residents.

Environmental Benefits

- I. Protecting and enhancing the natural, built and historic environment by developing on a site with no specific environmental or heritage designations, and in a way that will cause no unacceptable harm to the wider landscape and no harm to the significance of heritage assets or their setting.
- II. The proposal will deliver a range of measures to improve and provide net gains to biodiversity including:
 - a. Existing boundaries will be enhanced to become hedgerows by planting native species which will enhance the existing scrub boundaries and add food source for local wildlife.
 - b. The installation of bird boxes to increase the number of breeding opportunities throughout the site
 - c. The installation of bat boxes will enhance the number of opportunities for roosting for bats in the local area.
- III. The proposals will deliver both public and informal open space, including a significant visual buffer to the surrounding buildings and also to the western site boundary.
- IV. The sustainable location of the proposal means that future residents have the option of using sustainable forms of transport for everyday trips to use services / facilities.

7.9.3 It is considered therefore that the proposed development would generate significant economic, social and environmental benefits and that there are no adverse impacts that would significantly and demonstrably outweigh said benefits.

7.10 Draft Heads of Terms

7.10.1 Planning Obligations may only be used where they satisfy the relevant tests and are necessary to make the development acceptable in planning terms. It is considered that the proposed development is in accordance with national planning policy and the local development plan. It is considered that the following are likely to be required through a S106 obligation to mitigate the impact of the development:

- **Affordable Housing: amount, type and tenure**
- **Public Open Space**
- **Offer of land for Yapton C of E Primary School / WSCC**
- **Total Access Demand**

8 Conclusions

- 8.1. The proposed development is for 70 dwellings on a sustainable site in close proximity to services and facilities in Yapton. The land is currently available and suitable for development, and has been identified in the Council's Housing and Employment Land Availability Assessment as "deliverable" and will not prejudice the emerging local plan or infrastructure delivery. The proposals are in accordance with Paragraph 49 of the NPPF which states that housing applications should be considered in the context of the presumption in favour of sustainable development. As the District Council cannot demonstrate a five year supply of deliverable housing sites that policies relating to the supply of housing should be considered out of date.
- 8.2. The studies and assessment carried out on the site confirm that there are no physical or environmental constraints that would prevent the principal of residential development or require disproportionate development costs to provide the necessary site infrastructure. The surrounding neighbouring land uses are suitable for a residential development on the application site. Access will be secured from North End Road via the permitted site to the north.
- 8.3. The site is located within suitable walking distance of the services and facilities located within Yapton including shops, ATM, post office, GP practice, primary school and community facilities. Bus Route 66 provides an hourly service connecting Yapton to the larger settlements of Barnham (to the North West) and Littlehampton (to the south east) including their rail stations which provide access to London, Brighton and Portsmouth.
- 8.4. As demonstrated above in section 7.2, the relevant policies for the supply of housing in both the Adopted Local Plan and Yapton Neighbourhood Plan are out of date having regard to the provisions of paragraphs 215 and 49 of the National Planning Policy Framework. Both of these provisions engage the second part of paragraph 14 of the Framework relevant to decision taking which states the presumption in favour of sustainable development that requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – the 'tilted' planning balance that specifically favours the grant of permission.
- 8.5. Notwithstanding this point, the proposal is entirely compliant with Arun's approach to housing delivery which seeks to invite applications on deliverable HELAA sites to meet short term needs as set out in sections 5.7 – 5.9 of this Statement.
- 8.6. It is considered that the proposed scheme provides significant economic, social and environmental benefits which demonstrably outweigh any negative effects of the proposed development. There are no policies within the Framework which indicate that development should be restricted. Having regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 14 of the National Planning Policy Framework we strongly contend that planning permission should be granted.