

[REDACTED]

From: Huw James [REDACTED]
Sent: 20 August 2018 17:54
To: Simon Davis; Neil Crowther

[REDACTED]

Subject: Y/44/17 OUT Stakers Farm Yapton

Simon,

Following your email below we provide our response as follows:

The Reserved Matters application reference Y/44/17 OUT for the 70 unit scheme, as you note, showed the red edge extending to the Highway, is considered acceptable and would clearly ensure delivery of access to the site. Furthermore we can confirm that the adjacent site, subject of the previously approved Outline application Y/93/14/OUT and Neighbourhood Plan site allocation, is within the land ownership and control of the applicant (as illustrated by the blue edge within the layout plan for planning application Y/44/17 OUT).

With regards to the other points raised, whilst the site is now technically located outside of the established Built-up Area Boundary of the newly adopted Local Plan, the site is absolutely essential to enable housing growth within the village and enables the expansion of the Yapton Primary School. As you are aware, planning application Y/44/17 OUT was significantly delayed due to Arun District Council and Yapton Parish Councils request that the village has just one school. The applicants agreed to investigate this and our client's planning application was amended to ensure land was included for the expansion of the school.

Subsequent to this and as a result of evidence put forward by promoters of the strategic site allocation (SD7) at the examination of the Local Plan, the requirement on site allocation SD7 to provide primary school spaces was removed. The Planning Inspectors Report to Arun District Council sets this out as follows:

173. The existing primary school in Yapton appears to have some spare capacity and land is available for expansion. Nonetheless Policy H SP2c (SD7) includes provision for a new primary school on the site. This is projected to result in high infrastructure costs compared to sites of a similar size. This may affect delivery. To recognise that increased pupil numbers would be best met by improving existing provision rather than creating two primary schools in the village the policy should be amended.

Therefore without this site, the expansion of the school would not be possible and contrary to Mr Collins comments below, is a material consideration of significant weight. Without the expansion of the school (encouraged by both Parish and District Council) we would strongly question whether development of site SD7 is acceptable in planning terms given other recent extant permissions within the village. Indeed, not allowing development here would throw into question the efficacy of the Arun Local Plan, newly adopted by the Council. The Council clearly resolved to grant planning permission for this application previously and there are no substantive changes in policy or sufficient reasoning that should prevent the Council doing so again, at the earliest opportunity.

Regarding housing need, as you are aware the Local Plan Sub-Committee resolved in December 2016 to invite planning applications on sites identified as being 'deliverable' within the Housing and Employment Land and Availability Assessment (HELAA) where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery. The site is clearly part of the Council's Housing Implementation Strategy that was carried into the Local Plan. The 2017 HELAA report assesses the application site (Ref Y8) as being suitable in principle for future housing development based on its sustainable location and lack of insurmountable constraints.

Furthermore, whilst the Council can demonstrate a 5.3 years of housing land supply, this is on the basis of provision of suitable windfall development such as development at the site in question and such provision of housing is required in short term and indeed strategic site SD7 would be unable to come forward until the school provision is dealt with. Site SD7 is identified as contributing to delivery of housing in the District from this financial year onwards. Clearly not allowing this site will have serious ramifications of the housing land supply situation in the District and the Council must continue to consider sites positively given the high annual target set within the Local Plan and clearly such sites are still necessary to meet housing need.

With regards to the S106 and infrastructure matters, this is still under consideration by the Council and following our phone call this week we understand that the Council is confident resources are in place to ensure that this will be dealt with by the time of the October Planning Committee – please confirm.

We trust this adequately addresses the points raised. Please can you confirm that no other information is required and that this application will be on the October 3rd committee with a completed S106 agreement in place? If you need any further information to determine the application please can you contact me as soon as possible?

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

Planning permission received for a new residential dwelling outside the built-up area boundary in Horsham District – click [here](#) to read more



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Kind Regards

Huw James MRTPI
Director

ECE Planning

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From: Simon Davis [REDACTED]
Sent: 15 August 2018 12:44
To: Sam Sykes
Subject: FW: Y/44/17 OUT Stakers Farm Yapton

Hi Sam,

I assume you have seen Paul Collins email below which is on our website.

I don't consider the expiry of Y/93/14/OUT to be an issue in terms of access as your red edge includes the line of a new road through that site to the road. Therefore, your access is not dependant on the implementation of that scheme. I have spoken with Neil Crowther and he agrees with me on this.

I see that Paul Collins talks about land ownership but my understanding is that Piers Bucknall has an interest through his late wife in the land subject to Y/93/14/OUT. I don't see any issue in respect of land ownership as long as the correct notices have been served. However, it may be beneficial for when the application goes back to Ctte if you could provide a short statement on ownership of Y/44/17/OUT & Y/93/14/OUT which could go into the Ctte report.

You may also wish to provide a response to the other points raised by Mr Collins?

Kind Regards

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