



PLANNING STATEMENT AND SUMMARY

Outline planning application for the demolition of all existing structures and redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) and 0.3 hectares of landscaped open space with vehicular access from Maypole Lane and pedestrian/cycle access only from North End Road.

Land at Street Buildings North End Road Yapton



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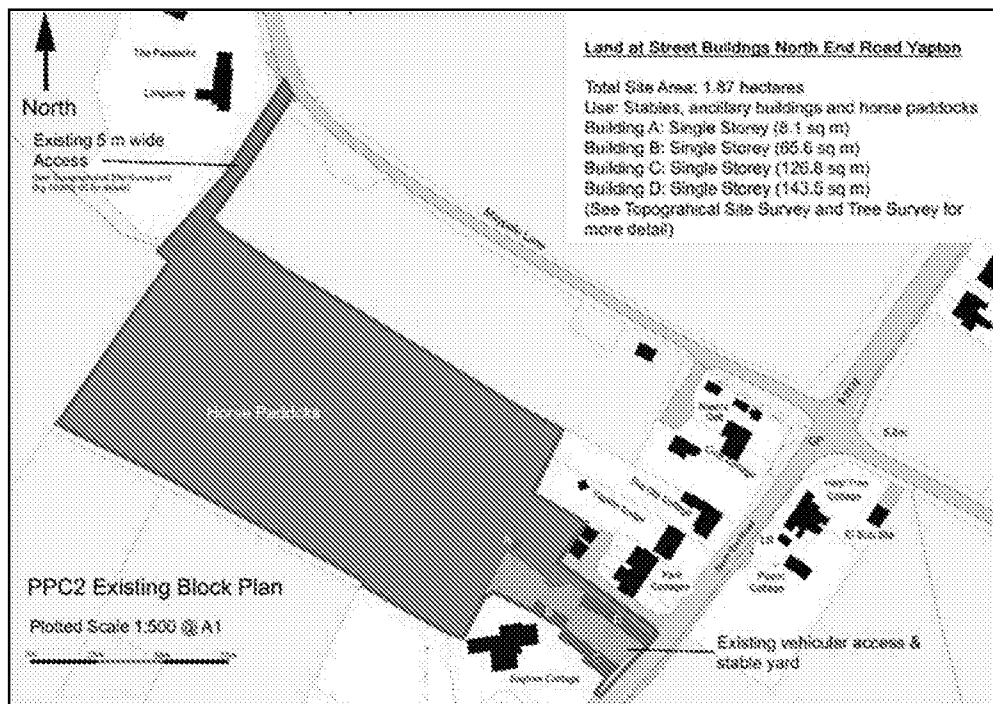
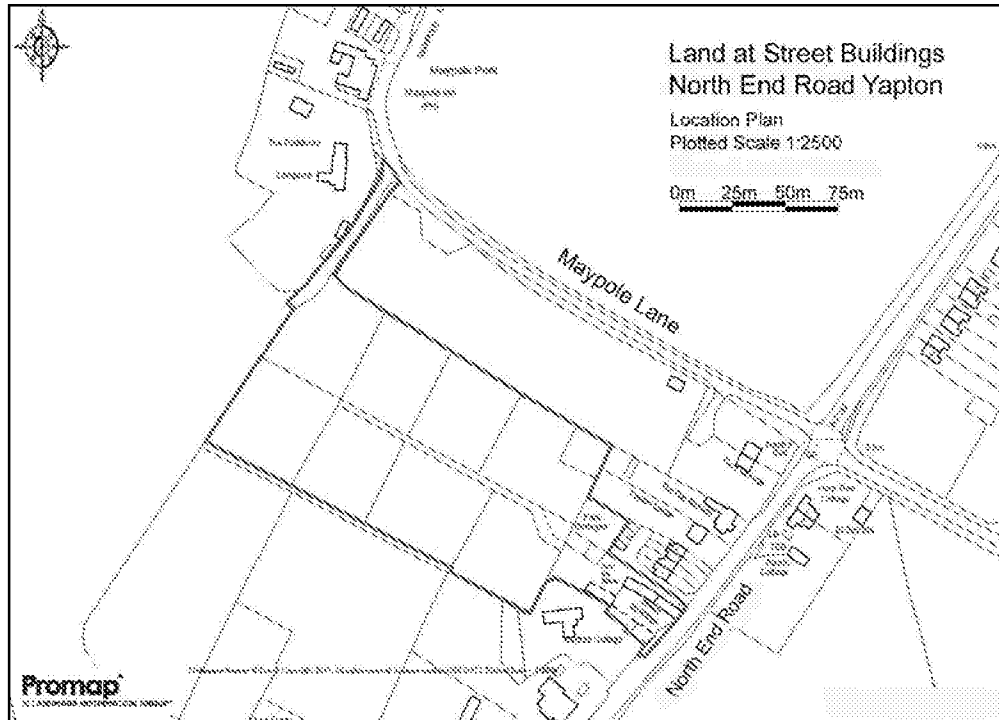
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Introduction

1. This Planning Statement and Summary is provided in accordance with Arun District Council's Local Validation List (Item 14) and it provides an overview of the proposal and a clear description of its key benefits and impacts in accordance with those requirements.

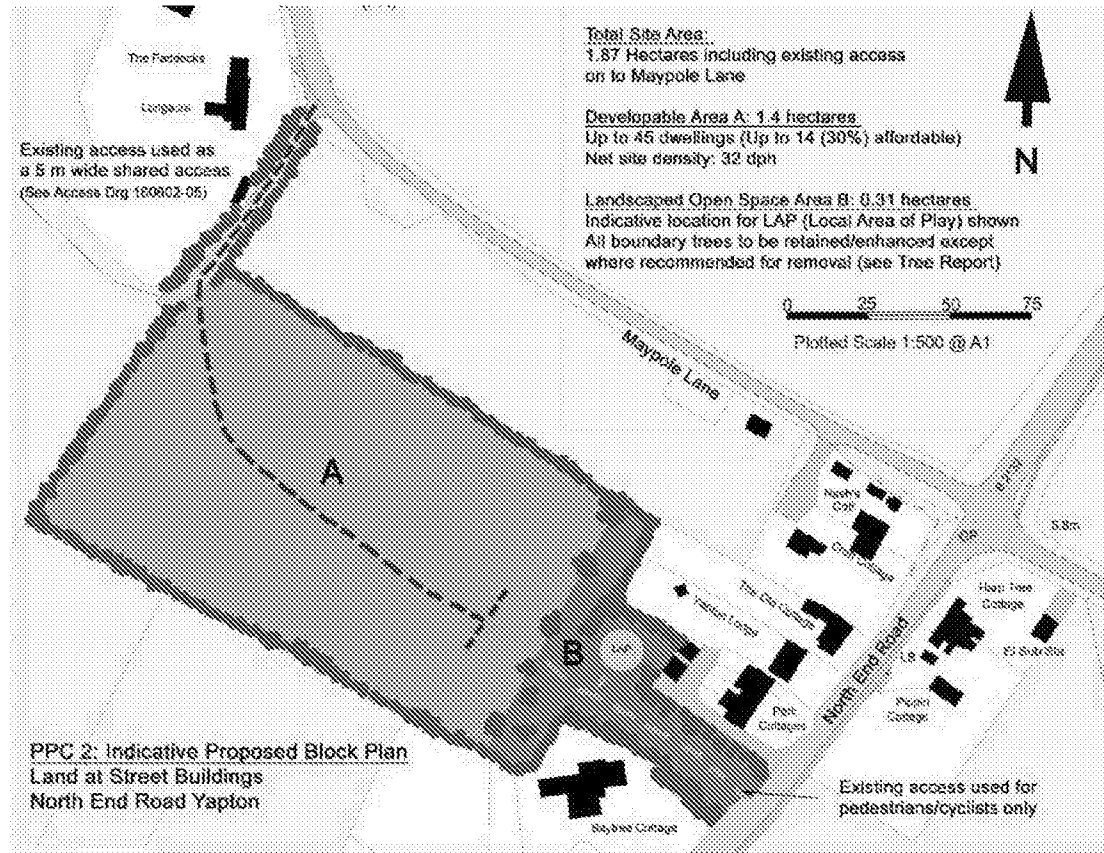




Overview of the proposals

2. Outline planning permission is sought for the redevelopment of this previously developed land site¹ with up to 45 dwellings (30% affordable (up to 14)) and 0.3 hectares of landscaped open space with vehicular access from the existing access onto Maypole Lane and the existing North End Road access limited to pedestrian/cycle access only as described on the submitted plans.
3. This is an outline planning application with all matters except for access reserved so it is only the principle of developing the site in the manner proposed that is before the Council for determination as all matters of detail pertaining to the reserved matters of appearance; landscaping; layout; and scale are not before the Council at this stage.
4. The application comprises the following documents and plans in accordance with National Validation requirements:
 - Completed application forms
 - Design and Access Statement
 - Location Plan @ Scale 1: 2500
 - Topographical Site Survey @ Scale 1: 500 (Paper size A0) with all existing site features, site levels and Trees plotted
 - Existing Block Plan PPC1 @ Scale 1:500 (Paper size A1)
 - PPC2 Indicative Proposed Block Plan @ Scale 1: 500 (Paper Size A1)
 - Drg: 160602-05 Access Arrangement @ Scale 1:500 (Paper Size A3)
5. In addition the application is supported by the following in accordance with Local Validation List requirements:
 - Validation Statement
 - This Planning Statement
 - Tree Survey and Report
 - Affordable Housing Statement
 - Biodiversity checklist
 - Bat Survey
 - Flood Risk Assessment and Drainage Statement

¹ Such land is not agricultural land and meets the definition of PDL given in the Glossary to the Framework.



The key benefits and impacts

Background

6. The site is identified in the Council's Housing and Economic Land Availability (HELLAA 2016/17) as a potential housing site that is available now, offers a suitable location for development now, and would be achievable with a realistic prospect that the site could yield 56 dwellings in the 5 year period 2016 – 2021².
7. The HELAA Assessment Summary Table (Reference: 74) states:

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*

² Framework paragraph 47 footnote 11 states: "To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable".



are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.

Availability Summary: *The site is available and being promoted as of June 2016 - Whilst it is believed that this site can be developed in isolation and in its own right, it is believed that it can be most effectively developed jointly with two additional landholdings to the south which lie between this site and that north of Yapton C of E Primary School.*

Achievability Summary: *According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable*

Current Status: *Deliverable*

8. Framework Paragraph 47 states that in order to boost significantly the supply of housing, local planning authorities should (amongst other matters) *identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land and that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.*
9. The most up to date Arun District Council Authority Monitoring report 1st April 2015 – 31st March 2016 dated December 2016 states that the appropriate buffer in Arun District is 20% and that the available supply of deliverable housing sites from all sources (including those allocated in made Neighbourhood Plans but excluding this site) is only sufficient to provide for 1.9 years housing land supply.
10. In view of this on 11 February 2017 the Full Council resolved³ amongst other measures which are not applicable in this case that:

{1} In order to secure a sound Plan at the time of the Local Plan Examination and in order to boost the short term housing supply the housing approach set out under Option 1 (a) and (b) within the report be agreed. This would invite planning applications in the following circumstances:-

³ Full Council Minute 395



- i) *On sites Identified as being 'deliverable' by the HELAA where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery;*
11. This application has been submitted in response to the Council's invitation as it is understood that the site is considered to be sustainable and that its development would be consistent with⁴ and would not prejudice the emerging local plan and subject to suitably worded conditions and S106 planning obligations would not prejudice infrastructure delivery.
12. In the circumstances of this district the submitted scheme falls to be determined within the presumption in favour of such sustainable development at Framework paragraph 14 which reads as follows:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- *Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

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 in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

⁴ As proposed for modification



The Key benefits

The economic benefits of the development

1. It is considered that the proposed development would result in the following economic benefits for Yapton and the district generally:
 - The creation of jobs throughout the local construction industry
 - Increases in household expenditure in Yapton thereby supporting and helping to maintain and retain local services, facilities and retail businesses
 - New Homes Bonus and increased Council tax revenue which could be spent within the local area

The social benefits of the development

2. It is considered that the proposed development would support the strong, vibrant and healthy community of Yapton by contributing to the supply of affordable and open market housing required to meet the needs of present and future generations; and by helping to create a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The environmental benefits of the development

3. The Application Site comprises degraded previously developed land and is not a designated or protected landscape or subject to any nature conservation interests at a local, regional or national level and the development would have no impact upon any designated or undesignated heritage assets.
4. Therefore it is considered that the development as proposed would represent a desirable recycling of previously developed land that would result in net gains to biodiversity; visual and environmental improvements in terms of the proposed landscaped open space fronting North End Road and a positive sustainable urban drainage system that would effectively manage and reduce the currently uncontrolled risk of surface water flooding from the site.

The Key Impacts

5. It is considered that subject to suitably worded conditions and planning obligations relating to any outline planning permission granted there would be no residual adverse impacts arising from the development that would significantly and demonstrably outweigh its demonstrable benefits and there are no specific policies in the Framework that would restrict the development of the site.