

Arun District Council - Note In Response to Inspectors Letter Dated 27.11.17

Arun evidence base relating to Yapton

Yapton, as one of the inland villages in the District, was first identified as a location for growth in the Arun District Council Core Strategy - Options for Growth consultation document as part of Option 3: Expansion of Inland Villages. Appendix 3 of this document was an "Initial Assessment of possible Development Options Locations" which included growth in the Yapton area. At this point in time it was accompanied by an Initial Sustainability Commentary. During the evolution of the submitted Arun Local Plan this was supported by relevant environmental assessments. It was however concluded that Yapton was not considered suitable for strategic development. (page 104 of SELP03)

Following the suspension of the Examination in Public of the Arun Local Plan after receipt of the Inspectors' report in February 2016, work was commenced on formulating new options for additional sites to meet a higher housing target as a result of a re-assessment of the objectively assessed needs of the District. These additional sites, including an allocation at Yapton, were reported to the Local Plan Sub-Committee (LPSC) on 1st March 2016. Work on updated evidence to support this additional planned growth was undertaken. Progress coming from the evidence was reported to the LPSC at every meeting throughout the year. A specific report connected with the strategic allocations and an update on evidence was reported to the LPSC on 1st September 2016.

Specific Local Plan Strategic Sites were for the first time indicated on background papers supporting the report on 1st September. A district wide map showing new and changed allocation boundaries and a table detailing the lower and higher capacities being progressed was presented to indicate those sites that were part of the assessment process to draft and inform Main Modifications to the Local Plan. In the early work of the Sustainability Appraisal process a capacity range for Yapton allocations was between 300 and 500 units, which comprised of 300 to 400 units in an allocation to the west and a possible allocation of 100 to the east reflecting the planning application being considered at the time. This was explained in the Sustainability Appraisal 2017 PELP28a (Executive Summary paragraph 1.32).

For the Yapton area (8), the map presented to LPSC on 1st September showed;

1. Green area to the west – included as an allocation
2. Amber area to the south west – included as an allocation
3. Red area to the south west – removed reflecting updated boundary information

All these sites were part of the original 400 unit Yapton allocation

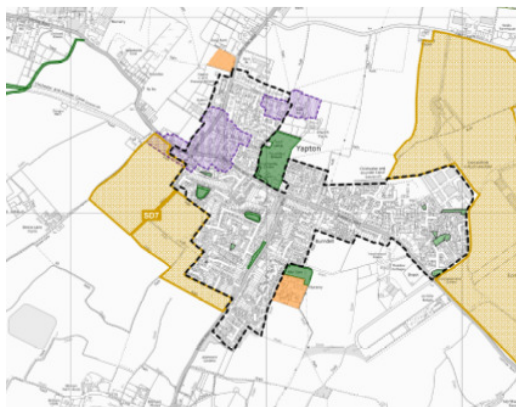
4. Red area to the east- removed, as this had recently been granted approval for 108 units and reflected the new site boundaries that had been provided via the HELAA Call for Sites process on the south western side. The higher capacity figure in the table for this location was reduced reflecting the recent approval for 108 residential units (Y/19/16/OUT), although unfortunately the greater site area was not reflected in the table.

Enlargement of the Strategic Sites Map September 2016



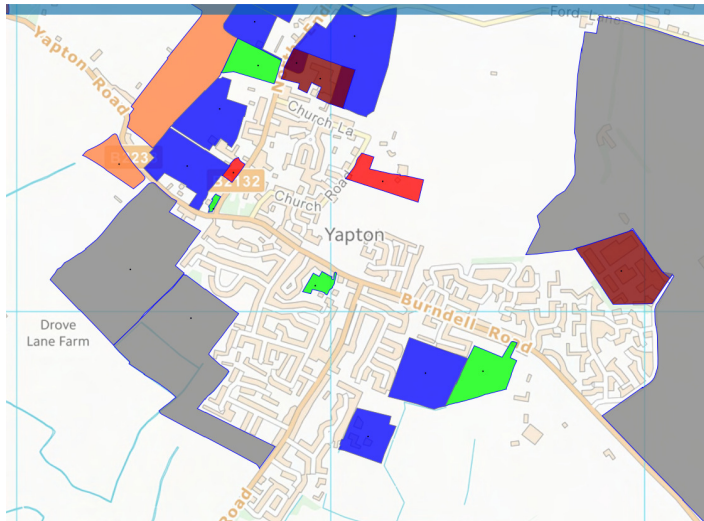
In tandem with this the Council undertook a revised HELAA (Housing and Economic Land Availability Assessment). The progress and work updating this were reported to the sub-committee at the meetings on the 1st March and 6th December 2016. See detailed HEELA forms for the Yapton sites forming the allocation (NEWY19 and Y11) attached.

The Main Modifications to the Arun Local Plan March 2017 included the allocations shown on the extract of the Policy Maps shown below



The areas to the west are Local Plan allocations the sites to the east are Neighbourhood Plan allocations.


Extract of the HEELA (November 2017) Sites in Yapton



The area shown in grey is the Local Plan allocation – 400 units. The sites to the east (Burndell Road (108 units Y/19/16/OUT) and Ford Road (47 units F/7/16/OUT) sites have planning permission).

The following table (Table 1) lists the documents and papers of relevance to the potential Yapton allocation regarding strategic housing. Table 2 then lists the updated evidence documents that specifically include information about the Yapton allocation.

Table 1: Document of reference to the strategic housing allocation at Yapton

Date	Document names and weblinks	Reference
July 2009	Appendix 3 of Options for Growth document https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n1659.pdf&ver=1301	SELP03
	Initial Sustainability Commentary https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n1672.pdf&ver=1314	SELP09
	Environmental Assessments of Submitted Plan SA Main report & Non-Technical Summary – https://www.arun.gov.uk/local-plan-extra-documentation SA Executive Summary – https://www.arun.gov.uk/local-plan-extra-documentation SA Appendices (Part A) – https://www.arun.gov.uk/local-plan-extra-documentation SA Appendices (Part B) – http://www.arun.gov.uk/local-plan-extra-documentation	PELP02-04
May 2012	Strategic Housing Land Availability Assessment http://www.arun.gov.uk/local-plan-extra-documentation	PELVP09
1 st March 2016	Additional paper for Item 5 of LPSC Agenda – detailing SA options http://www.arun.gov.uk/download.cfm?doc=docm93jijm4n8663.pdf&ver=8437 Item 6 of LPSC Agenda on HELAA	 1st March 2016 LPSC HELAA Report.pdf




1 st September 2016	Item 6 of LPSC Agenda on Progress of Strategic Sites	 1st September 2016 LPSC Strategic Sites
6 th December 2016	Item 7 of LPSC Agenda on HELAA Update	 6th December 2016 LPSC HELAA Update
2017	Appendix 12 of the Sustainability Appraisal of the Main Modifications https://www.arun.gov.uk/sustainability-appraisal	PELP28c
	Status of Strategic Allocation Sites as at 25 th September https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n11215.pdf&ver=11187	PELVP33
	Yapton Statement of Common Ground https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n11263.pdf&ver=11236	ADCED86 SOCG Yapton
	HELAA (Housing and Economic Land Availability Assessment) http://www.arun.gov.uk/helaa	PEPP2  Detailed HELAA forms for Yapton allo

Table 2: Updated evidence documents with specific mention of the Yapton allocation

Reference	Name	Link
PESP5c	Arun Landscape Study Capacity c	https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n10192.pdf&ver=10113
PELVP21	Local Plan Viability Assessment Update	https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n10203.pdf&ver=10124
PECP9	Arun Transport Study Stage 3 Report and Appendices	http://www.arun.gov.uk/transport-study
PEPTP10	SFRA Update	http://www.arun.gov.uk/planning-policy-flood-risk#2016
	Position Statement on Flood Risk	https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n11240.pdf&ver=11213
PEDP5	Arun ICSDP Phase 2 Infrastructure Delivery and Phasing Plan	https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n10184.pdf&ver=10105
SEDP3a-d; 4; 5 and 7	School Provision in Arun District	https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n10392.pdf&ver=10314

	Appendix 1 Appendix 2 Update to School Provision in Arun District	https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n10388.pdf&ver=10310 https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n10387.pdf&ver=10309 https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11264.pdf&ver=11237
	Strategic Growth Assessment Arun	https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n10446.pdf&ver=10371
	Secondary School Site Assessment	https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11168.pdf&ver=11139
	EIP Primary Education Requirements Final	https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11548.pdf&ver=11529