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1 November 2016

Your Ref: RM/PB

Our Ref: A/131/16/OUT-KR/SDB

Please ask for:
Karl Roberts
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Direct Dial: 01903 737760

Dear Mr Martin

**Planning Application A/131/16/out
Land Between New Place Bungalow & Arundel Road, Angmering**

I write in response to your letter of the 31 October 2016 in relation to planning application A/131/16/OUT which is going to the Development Control Committee of the 2 November.

Your claim is that the conclusions of the Case Officer's report 'is fundamentally flawed' where the interpretation of the housing policies in the Yapton and Angmering Neighbourhood Plans are wrong and misleading. The Case Officer is attempting to evaluate the Secretary of State's decision on Y/60/14/OUT and how, in his opinion, the YNP policies referred to in support of the SoS decision are not the same as those in the ANP as it applies to A/131/16/OUT.

The crux of your letter is that the evaluation of Policy H1 of the Yapton Neighbourhood Plan (YNP) and HD1 of the Angmering Neighbourhood Plan (ANP) is profoundly misleading. Your claim is that a more reliable comparison would be with policy BB1 of the Yapton Neighbourhood Plan.

Turning to the SoS decision, which I attach, he identifies the flexibility of Policy H1 of the YNP which allows any shortfall in housing supply to be met. The SoS goes so far as to state in paragraph 16 of his decision that "He agrees that policy BB1 is out of date (IR11.10) in the absence of a 5 year HLS." In his decision it is only by virtue of Policy H1 and its stated aim that "additional allocations will be made if the emerging Arun Local Plan requires such action or if the identified housing sites do not proceed" that gives Policy BB1 significant weight in the determination of this application.

Whilst, Policies BB1 of the YNP and Policy HD1 of the ANP are similar, the ANP does not feature a policy which can be directly compared or identified to serve the same function or purpose as Policy H1 in the YNP. Policy HD2 of the ANP has been considered and it is acknowledged that it makes reference to the 'Parish Housing Allocation'.

However, its wording is considered to be fundamentally different to that of Policy H1 of the YNP. It is acknowledged that the policy states that 'at least 100 new homes will be provided during the plan period 2014 -2029' with your letter implying that significant weight should be attributed to the use of the phrase 'at least'. However, the policy then identifies three specific sites at which new development will be located. Policy HD2 makes no further reference to the provision of additional sites (if necessary) nor does it provide the additional 20% 'buffer' beyond the requirements of the emerging Arun Local Plan. As such Policy HD2 is not considered comparable to Policy H1 of the YNP.

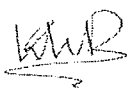
Therefore, the Officer's opinion is that upon this basis Policies HD1 and HD2 of the ANP should be considered out of date in accordance with the NPPG and the NPPF where there is an absence of a 5 year Housing Land Supply.

On the issue of Parish Allocations we all need to recognise that they were written at a time when our Objectively Assessed Needs figure was much lower. The Council focus is to try and accommodate any additional housing required in strategic allocation, thus avoiding the need to change parish allocation figures. However, this work is not yet complete and so definitive statements one way or the other are not currently possible. The increase in the Objectively Assessed Needs figure has certainly not helped. Sites like this, whilst small in size do make collectively a reasonable contribution to our supply issues. Rejecting such sites for whatever reason inevitably puts more pressure on having to change Parish Allocations. This may still prove necessary if we cannot accommodate all the additional housing required in strategic allocations and deliver a 5 year supply of housing.

Regarding your point about the Council's alleged reliance on emerging policies (either drafted or not), you acknowledge that the Council does not have a 5 year housing land supply and you also highlight that the Objectively Assessed Needs figure for the area has increased which potentially makes matters more challenging. In accordance with the NPPF the Council should be seeking to address the shortfall in housing supply on the basis of the OAN figures until such time as a target is specifically set in an adopted Local Plan or we secure a 5 year supply of housing. The Council is required to respond positively to the requirements of the NPPF and the report is written on that basis.

A Counsel opinion has been sought in relation to the recent recovered appeal decision by the SoS for the Y/60/14/OUT and any general implications for the Council regarding future decisions. It is not specifically in relation to this site. The Council received confirmation on the 25 October from Legal Chambers that it will not be available in time so as to provide Committee Members with a report on its implications at the 2 November meeting. However, Officers believe sufficient information is available to allow a decision to be made on this application.

Yours sincerely,



Karl Roberts
Director of Planning & Economic Regeneration

copy to: *Nikolas Antoniou*
Juan Baeza
David Easton
Cllr Mrs Maconachie
Cllr Mrs Hall