

Access and Parking

Site access

The details of the proposed site access and egress arrangements have already been tested and approved as part of the outline planning permission. These approved details include construction of a new 'T' junction onto Burndell Road; improvements to the existing highway to accommodate existing bus stops; and provision of a pedestrian crossing point to the west of the site entrance to enable delivery of a continuous footway.

Parking

Each unit has a complaint off-street car parking spaces some of which are covered car parking spaces (a mix of garages and carports). A breakdown of the number of car parking spaces to be allocated to each plot is set out in Table 1. Additionally 5 unlocated spaces are provided along with 9 visitor spaces

Refuse and Servicing

Every dwelling will have its own dedicated on-plot refuse storage area designed to accommodate 3 standard wheelie bins. The bins can then be wheeled to bin collection points, or alternatively to the edge of the estate roads, to await collection by refuse vehicles on the specified day(s).

The estate roads have been designed to the requisite specification to accommodate refuse and emergency services vehicles.



REFUSE VEHICLE TURNING

Drainage Strategy

The drainage strategy for the site includes a flood attenuation and a pumping station. This has been prepared in consultation with all necessary statutory undertakers and drainage bodies and will effectively deal with both foul and surface water drainage.

New hard landscaping (e.g. roads and driveways) will be constructed with permeable materials, such as tarmac and paving.

Accessibility and Sustainable Construction

Each of the proposed dwellings will be constructed in accordance with all Building Regulation requirements in relation to accessibility, and will achieve the Government's prevailing (2015) guidance on maximum standards for sustainable construction (i.e. achieving standards equivalent to Code for energy and water).



DRAINAGE STRATEGY

PLANNING COMPLIANCE STATEMENT

This section assesses the proposed development's compliance with prevailing Development Plan policy and local guidance, and the National Planning Policy Framework. This analysis reflects the revised proposals and the high level of conformity between the outline planning permission and this reserved matter application. This is in contrast with the recently withdrawn application F/23/16/RES which sought to amend a number of the key principles established by the outline approval.

Planning Policy Context

Development Plan

Section 38(6) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan comprises the saved policies of the Arun District Local Plan 2003 ('the ADLP'), West Sussex County Council's Waste and Minerals Plans, and 'made' Neighbourhood Plans. The ADLP is currently the only part of the Development Plan relevant to this planning application, notwithstanding that the weight afforded to the emerging Ford Neighbourhood Plan is increasing, although it has yet to be formally 'made'. This is explained in more depth below.

Designations and Allocations

A review of the Council's online Interactive Policies Map and the Environment Agency's online Flood Map for Planning identifies that the site is subject to the following designations and allocations:

Located outside the existing built up area (NB - now superseded by the outline planning permission);
and

Flood Zone 1 (lowest risk of flooding)

Relevant ADLP policies

The most relevant design-related policy in the ADLP is Policy GEN7 (The Form of New Development), which reads:

Policy GEN7: Planning permission will only be granted for schemes displaying high quality design and

layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

Other relevant ADLP development control-related policies are summarised below:

Policy GEN9 (Foul and Surface Water Drainage): Planning permission will be refused unless adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS).

Policy GEN15 (Cycling and Walking): Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area.

Policy GEN29 (Nature Conservation Across the District): Development will only be permitted on sites which contain semi-natural habitats, features of nature conservation interest, or within wildlife corridors, where these can be largely retained and sympathetically incorporated into the scheme.

Policy GEN30 (Protection of Species): Development will not be permitted which would adversely affect, directly or indirectly, animal and plant species protected by law.

In relation to parking provision, ADLP Policy GEN12 and Appendix 2 (referred to in Policy GEN7 vii) have been superseded by West Sussex County Council's 'Guidance for Parking in New Residential Development, September 2010, and its associated Residential Parking Demand Calculator.

The Impact of the National Planning Policy Framework

In March 2012 the Government issued the National Planning Policy Framework (NPPF) which consolidates national planning policy. The provisions of the NPPF are a material consideration in the planning decision-taking process, to which significant weight should be attached.

The NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7), and that this has three dimensions: economic, social and environmental which should be delivered jointly and simultaneously. The NPPF sets out more detailed guidance on how this should be delivered. Relevant paragraphs include:

Paragraph 35: Developments should (inter alia) create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter.

Paragraph 58: Sets out design expectations that new developments (and planning decisions) should aim to deliver. These include: achieving a strong sense of place; responding to local character and history; reflecting the identity of local surroundings and materials; and achieving visual attractiveness as a result of good architecture and appropriate landscaping.

Paragraph 103: Requires development to be appropriately flood resilient and resistant, with any residual risk safely managed, including by emergency planning. Priority should also be given to the use of sustainable drainage systems.

Paragraph 109: States that the planning system should contribute to enhance the natural environment

by (inter alia): minimising impacts on biodiversity and providing net gains in biodiversity where possible.

Ford Neighbourhood Plan

The Ford Neighbourhood Plan has been submitted for Independent Examination to the Planning Inspectorate. Its draft policies are acknowledged but afforded limited planning weight in the consideration of this planning application. Specifically, the Examination process has been suspended pending the publication of the Inspector's report on the Arun Local Plan which is expected in April 2018.

Draft Arun Local Plan 2011-2031

The NPPF also provides guidance on planning-procedural matters. Paragraph 216 of the NPPF states that from the day of publication decision-takers may also give weight to relevant policies in emerging plans according to:

The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Council is in the process of preparing a new Local Plan ('the draft ALP'). In terms of the tests of NPPF Paragraph 216, the draft ALP has reached an advanced stage of preparation, currently subject of Independent Examination by the Planning Inspectorate. However, progress has been suspended, pending updates to the Plan to accommodate higher housing numbers following publication of the Inspector's interim finding in October 2017. A further Local Plan consultation exercise has been undertaken and modifications based on that work are in the process of being sent to the Examination Inspector for consideration. The precise timetable for adoption is currently unknown but is expected to be late spring or early summer 2018. Until such time as the Local Plan is adopted only limited weight should be attached to its policies, although areas of the Plan where policies have been unchallenged, these are unlikely to change and therefore may reasonably be afforded more weight. However, it is noted that the draft ALP policy on housing mix (Policy H DM1) states that a balanced mix of market and affordable dwelling sizes should be provided, and that this should be based on the most up-to-date Strategic Housing Market Assessment (SHMA) recommendations. This approach

accords with the guidance on plan-making and evidence base preparation set out in the NPPF.

In this case, the Coastal West Sussex Strategic Housing Market Assessment 2012 has recently been reviewed and updated as part of the Local Plan Examination process. A new report - 'Updated Housing Needs Evidence – Final report' was published in September 2016. The suggested, updated broad mix of housing by size and tenure for Arun is as follows:

	1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate/Starter	15-20%	50-55%	25-30%	0-5%
Affordable Rented	35-40%	35-40%	15-20%	5-10%

Key Planning Considerations

The Principle of the Development

The principle of a development of 45 dwellings (including 13 affordable units) on this site, including details of access, is already established through the extant outline planning permission granted in April 2016. This application is for reserved matters pursuant to Condition 1 of the outline planning permission.

Housing Mix

The proposed housing mix is slightly different to that which was proposed as part of the outline planning permission, in that 51% of the proposed overall dwellings are to be 3-bedroomed (rather than 49%), and 24% rather than 11% are to be 4-bedroomed although the emphasis is still on providing 2 and 3 bedroomed dwellings in both market and affordable tenures. This is still in line with the direction of travel set out in the Updated Housing Needs evidence report (September 2016).

Architectural Design, Layout and Landscaping

The form, layout and appearance of the proposed development responds positively to and is respectful of the prevailing character of the area, and will result in there being no detrimental impact on existing or proposed residential amenity.

The site's existing boundary landscaping is to be retained and reinforced, with additional native tree and shrub planting to reflect the semi-rural character of the site on the edge of the built-up area.

Great care has been taken to ensure that the footprint of the dwellings and/or garages does not encroach into root protection areas of the trees which are to be retained.

The proposed development therefore accords with NPPF Paragraph 58 and ADLP Policy GEN7.

Affordable Housing

The original s.106 linked to the outline planning approval secured a mix of 13 affordable units made up of 6 affordable rented and 7 intermediate housing tenure. As part of the consideration of the previous and now withdrawn reserved matter application (F/23/16/RES), the deliverability of this housing mix was assessed. This found that no provider would take on the 6 affordable rented units in this location and therefore the Council's Housing Officer accepted that an affordable housing offer of 13 intermediate tenure affordable homes could be delivered and was acceptable.

Accordingly, 13 intermediate tenure affordable homes are proposed and a separate application to secure a Deed of Variation to the original s.106 is being made (ref F/2/18/PO) to ensure that this reserved matters application accords with the s.106 (as amended).

The provision of 2 affordable bungalows remains a commitment and therefore forms part of the proposed scheme.

Public Open Space and Private Gardens

A total of not less than 6,070 sq.m of public open space is to be provided within the development, the specification of which has been set out in the Design and Access section of this Statement and the proposed site plan. This accords with the covenants and commitment set out in the Section 106 agreement attached to the outline planning permission.

Each dwelling has a private garden, the size and orientation of which closely follows that of the previous illustrative masterplan which has already been tested by the Council and stakeholders.

Access and Parking

The design and layout of the new 'T' junction onto Burndell Road, and associated works to the existing highway, has already been approved as part of the outline planning permission.

The roads and turning areas with the proposed development are sufficient for the safe manoeuvring of vehicles, including refuse collection vehicles.

A safe and attractive environment for pedestrians and cyclists has been created within the proposed development, providing links to adjacent land and the local road and footpath network.

In terms of car parking, the number of spaces being provided complies with West Sussex County Council's Residential Parking Demand Calculator. This requires that, in addition to the 102 allocated

spaces required, 5 unallocated residents parking spaces be provided and 9 unallocated visitor spaces be provided.

The proposed development therefore accords with NPPF Paragraph 35, ADLP Policies GEN 7(vii) and GEN15, and West Sussex County Council's 'Guidance for Parking in New Residential Development 2010.

Ecology and Biodiversity

The principle of 45 units on this site has been established and the ecological and biodiversity implications already considered. The ecological assessment undertaken in relation to the original outline application concluded that the site is of limited biodiversity value as arable land.

An updated Ecology report has been prepared and forms part of this reserved matters submission. This confirms the previously assessed ecological value of the site and provides an appropriate mitigation strategy. The Ecology Report acknowledges that the proposed development provides opportunities to achieve ecological and biodiversity gains, principally through the introduction of new native planting (trees, shrubs and other planting) as part of the comprehensive landscaping strategy.

Through the mitigation measures proposed and the potential for ecological and biodiversity gains, the proposed development accords with NPPF Paragraph 109 and ADLP Policies GEN 29 and GEN 30.

Flood Risk and Drainage

The site is located in Flood Zone 1 and it is at low risk of flooding. Foul water drainage will connect to the public sewer on the Burndell Road frontage. A SUDS surface water drainage system is proposed which will store and attenuate rainfall within the site with discharge at greenfield rates to the local ditch network. The SUDS infrastructure will provide the necessary mitigation to achieve the required water quality. The proposed development therefore accords with NPPF Paragraph 103 and ADLP Policy GEN9.

CONCLUSIONS

This combined Design, Access and Planning Statement has been prepared by Urban Pulse Design and Advoco Planning, on behalf of Mildren Homes, to explain and support an application made to the Council for approval of the following on Land south of Burndell Road, Yapton:

'Reserved Matters (layout, scale, appearance, and landscaping) pursuant to Condition 1 of Outline Planning Permission F/7/15/OUT for residential development comprising 45 dwellings'.

The principle of a housing development for 45 dwellings and the details of the means of vehicular access from Burndell Road have already been approved as part of the outline planning permission.

In designing the proposed development, the commitments and covenants in the Section 106 agreement have been adhered with.

The proposed housing mix has been changed slightly from that identified at the outline planning stage. However, the proposed mix is still in line with the direction of travel identified in Arun's Updated Housing Needs report (2016), with an emphasis on providing 2 and 3 bedroomed dwellings.

Great care has been taken in the detailed design of the proposed development to ensure that it responds positively to and is respectful of the prevailing character of the area, particularly in terms of density, landscaping and architectural detail and amenity.

In conclusion, the proposed development accords with the Development Plan and NPPF in all respects, and as such there is no reason why the reserved matters should not be approved without delay.