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CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS



**PLANNING APPLICATION FOR RESIDENTIAL
REDEVELOPMENT OF LAND
SOUTH OF BURDELL ROAD
YAPTON
WEST SUSSEX
BN18 0HR**

PLANNING STATEMENT

APRIL 2014

1.0 INTRODUCTION:

- 1.1. We are instructed by Brookworth Homes Limited to prepare a planning statement in support of an application for residential development of land situated on the southern side of Burndell Road, Yapton, West Sussex BN18 0HR. The application is an Outline application for development which proposes the erection of 45 dwellings on the site. Means of access is to be considered at the Outline stage with all other matters reserved for subsequent approval.
- 1.2. The planning statement has been prepared following a detailed assessment of the characteristics of the site and the surrounding area. It has also been prepared following pre-application discussions with relevant Officers at Arun District Council.
- 1.3. The scheme has been assessed in the context of national planning policy as set out in the National Planning Policy Framework – March 2012 and also Planning Practice Guidance – March 2014. The Planning Statement also incorporates a full review of relevant policies in the Development Plan which comprises the Arun Local Plan 2003. Regard has been had to the emerging Arun District Local Plan. However, pending examination, only limited weight can be attached to its emerging policies.
- 1.4. The Planning Statement has taken into consideration the application plans and accompanying Design & Access Statement that have been prepared by OSP Architecture as well as all other accompanying information relating to the details of the proposed development. Consideration has been given to the assessments and reports undertaken by other Consultants regarding the site, in particular, highway and transport matters, trees, landscape and ecology, flood risk drawings and infrastructure matters.



- 1.5. As a result of the formal pre-application engagement that has taken place with Arun District Council, a number of revisions have been made to the proposals for the site which reflect the advice and comments made by Council Officers.

2.0 THE APPLICATION SITE AND SURROUNDING AREA:

- 2.1 The application site is located on the southern side of Burndell Road approximately 500 m to the south east of Yapton Village Centre. The site is in a sustainable and accessible location with immediate access to public transport passing along Burndell Road and within easy walking distance of local shops and facilities in the Village Centre.
- 2.2 The site comprises a strip of land approximately 20 m in width with a frontage onto Burndell Road, which then opens out into a more substantial largely rectangular area of land located to the rear of existing frontage development onto Burndell Road. The overall site area amounts to 2.4 hectares.
- 2.3 The site presently comprises an area of grassland. The site is flat and has no landscape or other topographical constraints. There are no trees within the centre section of the site although there are some trees and hedgerows around the boundaries of the site.
- 2.4 The site is bounded along its eastern, southern and western boundaries by existing drainage ditches which are set at a significantly lower level than the grassland.
- 2.5 The northern section of the site is bordered by existing residential development fronting onto Burndell Road. This development comprises mainly detached bungalows with relatively lengthy rear gardens extending in a southerly direction to the site boundary.

- 2.6 To the west is a further rectangular area of grassland. Immediately to the north of the adjacent grassland is an area of undeveloped land to the south of dwellings in Burndell Road and recently completed houses in Fellows Gardens. This undeveloped land has the benefit of planning permission for residential development comprising 34 dwellings.
- 2.7 On the eastern side of the site are the grounds of a sizeable detached property which is set some distance away from the boundary of the site.
- 2.8 Burndell Road in the vicinity of the site is relatively straight with a footway along its northern side. However, the road curves slightly to the east of the site frontage. To the west of the site frontage is a lay by adjacent to a grass embankment in front of the existing bungalows. Bus stops are located on both sides of Burndell Road a short distance to the west of the site frontage.
- 2.9 Yapton is a substantial, largely residential settlement which extends predominantly to the west of the site although some development exists to the north and north east. The Village Centre, which comprises local shops, recreation ground and community facilities is located along Main Road, a short distance to the west.
- 2.10 The application site is located outside of, but immediately abutting, the settlement boundary of Yapton.
- 2.11 On the northern side of Burndell Road is a substantial new development of 173 dwellings that is currently in the course of construction and which is accessed via Goodhew Close. This development would effectively consolidate two existing areas of housing on the northern side of the Village. The development was allowed on appeal in 2011 on the basis of the Council's inability to demonstrate a five year housing land supply.

- 2.12 The character of the area is largely established by low density detached housing and detached bungalows. Some higher density infill development, such as at Fellows Gardens has taken place. However, development is predominately low scale, domestic in form and spacious in terms of the relationship of built development to landscape and open space.

3.0 RELEVANT PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS:

- 3.1 There is no relevant planning history associated with the application site.
- 3.2 Prior to the submission of this planning application, the applicant entered into pre-application consultation with the Council in order that the initial proposals could be discussed and any initial issues or concerns identified. That exercise has influenced the layout of the application scheme.
- 3.3 A pre-application meeting was held at the Council's offices and written advice was provided dated 04 November 2013, based on the initial development proposal for the site. That scheme showed a perimeter access road with a central footpath giving access to the dwellings within the core of the site. The scheme showed a spacious layout with existing boundary trees and hedgerows to be retained, along with the provision of well proportioned areas for new landscaping, play areas and public amenity spaces. The development proposed a density of approximately 20 dwellings per hectare.
- 3.4 Given the nature of this scheme, it is important to note the Council's advice firstly in respect of housing land supply in the District and secondly its confirmation that the application site is in a sustainable location, within reach of essential facilities and the close proximity of public transport.
- 3.5 The issue of housing land supply in the District is discussed at Section 7 of this Planning Statement.

- 3.6 The Council advised that the open space shown to be located in the site's south western corner would be poorly related to the development and would not benefit from good levels of natural surveillance and this has been addressed in the application proposal, discussed below.
- 3.7 The pre-application scheme showed the proposed development being segregated from that which has now been approved at Fellows Gardens. However, the Council recommended that the proposed development should better relate to that scheme, linking to the public open space which has been approved to the south east corner of that development.
- 3.8 On technical matters, the Council further recommended that thought be given to pedestrian access to the site given the lack of footpaths to the southern side of Burndell Road. The Council further advised that there are local drainage concerns and that a suitable solution to this problem would be to propose connection to Ford Waste Water Treatment Works, to the east of the site and which has capacity.
- 3.9 As regards the provision of affordable housing, the Council requires a 30% contribution within the development, with a mix of rented and shared ownership properties being provided. It was recommended that the rented properties should be 2 or 3 bedroom properties and that the affordable homes should be dispersed across the site in clusters of 3-4 dwellings.
- 3.10 Further comments were provided by the Council regarding the provision of open space, biodiversity and landscaping. All recommendations have been considered during the preparation of this application proposal.



- 3.11 The advice concluded that in the absence of an adequate supply of housing land in the District, more planning permissions are needed to increase supply. The advice confirmed that the absence of an adequate supply of housing land should strongly support the proposed development of this site.

4.0 THE APPLICATION PROPOSAL:

- 4.1 The development proposed in this application is in outline form, with means of access to be considered at this stage, with all other matters reserved for future approval.
- 4.2 As indicated on the pre-application scheme drawings, access to the site would lead from the southern side of Burndell Road, running between the dwellings at 1 Northwood Cottages and Kyrie. The access road would be 5.5 m in width, allowing sufficient space for vehicles to pass. To both sides of the access would be substantial areas of new planting, indicated as comprising new trees and hedgerows, which will provide a suitable landscaped buffer to both neighbouring dwellings.
- 4.3 As indicated on the pre-application scheme drawings, a peripheral access route would be provided around the site, with all houses being located towards the centre, being well separated from the site's boundaries. The proposed layout shows the dwellings being split into two clusters, one to the east and the other to the west of the site, separated by a landscaped public amenity space to the centre of the site.
- 4.4 In total, 45 dwellings would be provided within the development largely, comprising of houses and bungalows. In total, 30% of the development (13 dwellings) would be affordable housing. The development would achieve a density of 19 dwellings per hectare.
- 4.5 In terms of parking provision, 102 spaces would be provided, either as forecourt/driveway parking spaces, garages, or parking courts.

- 4.6 The area to the south west corner of the site is shown to be laid out as a landscaped feature open space with a pond and seating. Due to previous concerns about the surveillance of this area, the proposed house at plot 35 would be positioned immediately to the north and would overlook this space. To the north west of the site, provision is made for a footpath access to the communal amenity space approved in the neighbouring development. A childrens play area is proposed in the south eastern part of the site. A footpath would lead around the site providing a circular amenity space around the perimeter of the development..
- 4.7 New tree and hedge planting within and around the perimeter of the site would complement the existing boundary trees and hedgerows which would be retained as part of the development.
- 4.8 The relationship of the proposed development to neighbouring houses has carefully been considered as part of the evolving design of the layout. The closest properties to the development are to the north, comprising the bungalows between Kyrie and Cornfields and the houses at 1-2 Northwood Cottages, all of which back onto the application site. They would be separated by 28 m from the application site boundary and by 50 m to the closest dwelling within the development. Adequate privacy and amenity would be secured through the provision of suitable boundary treatment and the retention of the existing trees and hedgerows along the site's northern boundary.
- 4.9 The pre-application advice clearly set out that the proposed development of the site should be laid out so as not to preclude the development of the land to the west. Along the site's western boundary, between plots 40 and 41, a potential access point into the adjoining land is shown.

5.0 PLANNING POLICY:

- 5.1 Of relevance to this application are the Government's planning policy objectives set out within the National Planning Policy Framework, along with the saved policies in the Arun District Local Plan (2003). The emerging objectives of the Draft Arun Local Plan (Summer 2013) have also been considered, but as they have not yet been subject to public examination, only limited weight can be attached to them.

National Planning Policy Framework:

- 5.2 The main purpose of the Framework is to help achieve sustainable development through a plan led system. The core principle of the Framework is that, if development is sustainable, it should go ahead without delay. As paragraph 14 explains, at the heart of the 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.
- 5.3 For decision taking this means, where the Development Plan is absent, silent, or relevant policies are out of date, granting permission for development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Core Planning Principles

- 5.4 Paragraph 17 sets out the 12 core land use planning principles which should underpin both plan making and decision taking. The relevant principles that apply to the application proposal are that planning should;

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Promoting Sustainable Transport

- 5.5 Paragraph 30 states that local authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable transport solutions.
- 5.6 The Framework goes on to say at paragraph 35 that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people, and that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. It further states that safe and secure layouts should be created which minimise the potential for conflict between different highway users.

Delivering a Wide Choice of High Quality Homes

- 5.7 Paragraph 49 explains that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites.
- 5.8 In order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, paragraph 50 explains that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. In addition, authorities should identify the size, type, tenure and range of housing that is required in particular locations reflecting local demand.

- 5.9 Paragraph 52 advises that the supply of new homes is sometimes best achieved through planning for larger scale development, including the expansion of existing towns.

Requiring Good Design

- 5.10 Paragraph 57 specifies the importance for local authorities to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 5.11 Paragraph 58 states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

Decision Talking

- 5.12 Paragraphs 186 and 187 confirm that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development, and they should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible and local authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 5.13 Paragraph 215 of the Framework indicates that policies in Development Plans can only be given due weight according to their degree of consistency with the Framework.

Arun District Local Plan (2003):

- 5.14 Considered of relevance to the application are Policies GEN2, GEN3, GEN7, GEN8, GEN9, GEN12, GEN21, GEN32, GEN34 and DEV17.
- 5.15 Policy GEN2 seeks to encourage development to occur within the built up areas of the District, only allowing development outside those areas where it would be consistent with other plan policies. Pursuant to this policy is Policy GEN3, which relates to the countryside and which sets out the types of development that generally will be considered to be appropriate on such designated sites.
- 5.16 Policy GEN7 relates to the form of new development and sets out a list of general criteria which proposals for the development of land should meet. In addition to a requirement for developments to achieve a high standard of design and layout, these criteria include:

- Developments should make an efficient use of land, with residential development proposed at a density of at least 30dw/ha;
- Proposals must demonstrate that they respond well to the site and surrounding area;
- Developments should be sustainable and should minimise dependence on the use of private cars;
- Developments should not have an adverse impact on neighbouring amenity;
- Proposals should allow for the safe movement of pedestrians and vehicles, with priority given to pedestrians; and
- Developments should incorporate adequate amounts of car parking and amenity space.

5.17 The objective of Policy **GEN8** is to ensure that there is adequate infrastructure to support new development, either due to capacity within existing facilities, or through provision of new infrastructure as part of the development proposal.

5.18 Policy **GEN9** concerns foul and surface water drainage and explains that the Council will refuse permission for development unless it is demonstrated that there is sufficient capacity within the existing system which will support the development, or that additional capacity will be provided as part of the development.

5.19 Policy **GEN12** seeks to ensure that new development is supported by adequate car parking. It explains that parking should be provided in accordance with the adopted standards and advises that if those standards are exceeded, permission will be refused. Appendix 2 of the plan sets out the parking standards, requiring the following in estate development of 2 units or more:

<i>Unit Type/Size</i>	<i>Requirements</i>	<i>Provision</i>
Smaller house size	1 garage or forecourt space, plus 1.2 visitor parking space	2.2 spaces per unit
Larger house size	2 garage or forecourt spaces plus 1.2 visitor parking space	3.2 spaces per unit
Flats with 3 or more habitable rooms	1 parking space plus 0.7 spaces for visitors	1.7 spaces per qualifying unit

The development complies with the parking standards.

- 5.20 Policy **GEN21** relates to renewable energy and explains that such development will be approved where it would not cause harm to an area's character or neighbour amenity.
- 5.21 Policy **GEN30** explains that planning permission will be refused for any development which would cause harm to protected species.
- 5.22 The objective of Policy **GEN32** is to encourage noise sensitive development away from noise generating uses. The policy explains that where noise sensitive development is proposed, it will be refused if future users could suffer from noise generated by neighbouring noise generating uses.
- 5.23 Policy **GEN34** explains that development which contributes to air pollution through dust, smell, steam or other forms of pollution will not be permitted unless the health, safety and amenity of users of the site or surrounding land is not put at risk and the quality of the environment would not be damaged.

- 5.24 Policy **DEV17** relates to affordable housing development and explains that in developments of 25 units or more, or on sites of 0.8ha or larger, the Council will seek the provision of affordable housing. The level of contribution required will depend on local need, local character, the suitability of the site and market conditions. As is explained above, during the pre-application process, the Council has already indicated that a 30% proportion of affordable housing will be required as part of this development proposal. The application provides compliance in full with the policy.

Draft Arun Local Plan (2013):

- 5.25 Given the infancy of the policies within the Draft Local Plan, only limited weight can be attached to the following Draft Policies SP11, DM14, SP12, SP16, DM17, DM18, DM19 and SP18.
- 5.26 Draft Policy **SP11** relates to housing allocations and explains that strategic housing development is required and must be delivered through urban extensions and parish allocations. The draft explanatory text advises that strategic allocations are required in order that a continuous 5 year supply of housing land can be facilitated
- 5.27 The objective of Draft Policy **DM14** is to deliver a mix of housing types and sizes, including affordable housing. In relation to developments of between 15-50 units, the Council will require 10% of new dwellings to meet lifetime homes standards.
- 5.28 Draft Policy **SP12** relates to affordable housing and requires a 30% provision in schemes of 15 units or more. The policy requires that 80% are provided for rent and that 20% are provided as intermediate market housing.

- 5.29 The objective of Draft Policy **SP16** is to ensure that all new developments meet a high standard of design and layout. The policy requires that developments make efficient use of land and that they respect the character of the site and surrounding area.
- 5.30 Draft Policy **DM17** sets out a range of general development control criteria which will be used to guide the design of new developments. In relation to density, the policy explains that proposals should respect the character of the area.
- 5.31 Draft Policies **DM18** and **DM19** set out minimum internal and external space standards, which new development should endeavour to meet.
- 5.32 Policy **SP18** seeks to ensure that new developments are energy efficient with a requirement that major developments produce 10% of energy from on site renewable or low carbon resources.

6.0 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT:

- 6.1 The 2012 Strategic Housing Land Availability Assessment (SHLAA) identifies as one site (reference 42) both the application site and the adjoining land to the west to which access would be facilitated through this proposed development. The total site area is 5.91ha and the summary explains that the land in total can accommodate up to 165 dwellings (at a density of 28 dwellings per hectare) to be built between 2013 and 2023.
- 6.2 The neighbouring land (reference 43) has recently had planning permission granted for residential development (LPA ref: Y/30/13).
- 6.3 The detailed site appraisal explains that the development of the site would appear to be acceptable in landscape/visual terms, although new planting is recommended. It further explains that the site is suitable for future residential development alongside the development of site 43 and would contribute to the development of mixed and sustainable communities.
- 6.4 The appraisal explains that a development of the site at 28dw/ha would be acceptable and would provide an appropriate range of dwellings for the local housing market in this location.

7.0 HOUSING LAND SUPPLY:

- 7.1 There have been a number of recent decisions within Arun District where it has been accepted that the Council is not in a position to demonstrate a five year housing land supply and that this is a material consideration which can justify planning permission for new housing being granted on land which is suitable and appropriately located but is outside of the defined limits of the built up areas of the District. For example, the Council recently acknowledged this to be the position in respect of the planning permission granted for development at Land to the South of Fellows Gardens, Yapton (site ref: 43, discussed above).
- 7.2 There have also been three recent appeal decisions where Inspectors have critically examined the Council's position in respect of housing land supply. In the case at the Woodgate Centre, Westergate the Inspector concluded that the Council had 3.8 year supply of housing land; in the case at Grenyers Field, Ferring the Inspector accepted the appellant's submission that there was a deficiency (although did not not specify the level of deficit); and in the case of Garden Crescent, Barnham the Inspector concluded that the Council could demonstrate a 4.6 year supply of housing land.
- 7.3 The above appeal decisions were based on the (now revoked) South East Plan targets of at least 565 net additional dwellings per annum, although the Arun Local Plan sets an annual monitoring target of at least 580 net additional dwellings. The Strategic Housing Market Assessment (2013) identifies a recommended requirement of at least 575 net additional dwellings per annum.
- 7.4 The Council's historic housing completion figures are set out within the published Annual Monitoring Reports and have been consolidated in the following table:

<i>Monitoring Year</i>	<i>Completions (Net)</i>	<i>Target (Net) – South East Plan</i>	<i>Target (Net) Arun Local Plan</i>
2004/05	354	565	580
2005/06	242	565	580
2006/07	320	565	580
2007/08	591	565	580
2008/09	548	565	580
2009/10	416	565	580
2010/11	519	565	580
2011/12	723	565	580
2012/13	483	565	580
TOTAL:	4,196	5,085	5,220

7.5 It is evident from the above results that the Council has persistently failed to achieve its housing delivery targets, whether assessed against those within the revoked South East Plan (shortfall of 889 dwellings (82%/4.1 year supply)), or those within the Local Plan (shortfall of 1,024 dwellings (80%/4 year supply)) and it cannot demonstrate a 5 year supply of housing land. This has been established by recent appeal decisions in the District. As matters stand, therefore, relevant policies for the supply of housing cannot be considered up to date. Paragraph 49 of the Framework is engaged and as such, proposals for housing development should be considered in the context of the presumption in favour of sustainable development and should only be refused if the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development.

8.0 PLANNING ASSESSMENT:

Principle of development:

- 8.1 Although the site lies within the countryside, Policies GEN2 and GEN3 associated with that designation should be considered out of date due to the lack of a five year housing land supply. The key policy consideration is, therefore, the presumption in favour of sustainable development which is set out at paragraph 14 of the National Planning Policy Framework.
- 8.2 It has been accepted by the Council in respect of the approved development of land to the South of Fellows Gardens that, in relation to the economic, social and environmental roles for sustainable development which are set out in the Framework, the construction of additional houses would help contribute to making a stronger and more responsive economy. It was further accepted that the provision of new housing on sites which were relatively unconstrained in terms of safeguarding designations, would satisfy social and environmental roles. The Council's decision on that site further endorses the conclusion that this is a sustainable and accessible location. The same conclusions apply when assessing this application proposal.
- 8.3 The application site is in a sustainable and accessible location, with good access to local shops, amenities and facilities, as well as providing convenient access to surrounding centres by bus.
- 8.4 In view of the fact that the development of the application site would be sustainable, planning permission should be granted unless there would be any other adverse impacts to arise from the proposed development which would significantly and demonstrably outweigh the benefits which would be gained through granting planning permission. Relevant matters to consider are:

1. Landscape impact
2. Impact on living conditions of neighbouring occupiers;
3. Layout and design;
4. Affordable housing;
5. Access arrangements;
6. Impact on protected species; and
7. Drainage.

Landscape Impact

- 8.4 The site has no particular landscape quality and, as the Inspector remarked in the 2011 appeal decision concerning land to the north of Burndell Road, it is not an important piece of countryside in its own right. The site is enclosed by boundary trees on three sides and is self contained in visual terms. It does not form part of any wider strategic views.
- 8.5 The application proposal involves retention of a cordon of open space around the development which would provide an appropriate transition between built development and open land to the south and west. In addition, the proposed scheme would have an avenue of open space through the centre of the development which would allow longer distance views into and out of the site.
- 8.6 In the circumstances, the application proposal would not have an unacceptable landscape or countryside impact.

Impact on neighbouring occupiers:

- 8.7 The indicative layout demonstrates that it is feasible to ensure that the proposed houses would relate well to the existing neighbours along Burndell Road and those within the approved development at Fellows Gardens.

- 8.8 The proposed development has carefully considered the relationship between the proposed dwellings and the existing properties which abut the site. These include the 2 storey houses at 1-4 Northwood Cottages (to the east of the proposed access) and the bungalows to the west of the access between Kyrie and Cornfields.
- 8.9 The houses at Northwood Cottages occupy generous plots with fairly long rear gardens. The houses look south, across the extreme eastern part of the application site, although as the aerial photograph below shows, the views from nos.3 and 4 are currently screened by existing boundary trees and hedges. The southwards views from nos.1 and 2 are less restricted by natural screens, so the proposed development to the east of the site has been carefully laid out and orientated so as not to restrict unduly the outlook from those houses.
- 8.10 The closest dwellings to the rear elevation of nos.1 and 2 Northwood Cottages are the detached houses at plot nos.1-3, which are approximately 50 m to the south. These have been sited to face north along the access road, meaning that there would be no direct overlooking between the new houses and the existing houses at Northwood Cottages. Furthermore, the level of separation proposed is in excess of the front-to-front separation provided between properties which front onto Burndell Road (typically in the order of 40 m).



Aerial photograph showing relationship between Northwood Cottages and application site. Red line is indicative.

- 8.11 The careful layout and generous level of separation which is proposed together with the additional landscaping which would be provided as part of the development would ensure that there would be no harm caused to the amenities, privacy or outlook from the houses at Northwood Cottages. The proposed development is, therefore, considered to be consistent with paragraph 17 of the Framework, saved Local Plan Policy GEN7 and emerging Draft Local Plan Policy SP16.
- 8.12 To the west of the proposed access, the site abuts the rear boundaries of the bungalows at Kyrie, Ardenfield, Southfields, Hazeldene, Hemington, Crosswinds and Cornfields. These properties also benefit from generous rear gardens and currently have views to the south across the application site. Again, the relationships with these properties have carefully been considered, with suitable new boundary treatments to be provided, along with new landscaped screens, comprising trees and hedgerows.

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- 8.13 To the south of the common boundary with the application site, a linear open space would be provided. Beyond this open space would be the perimeter access road, with the closest properties at plots 18, 19, 20, 21 and 45 typically being 25 m away from the common boundary and 55 m from the rear elevations of the neighbouring bungalows.
- 8.14 The proposed dwellings at plots 18, 19, 20, 21 and 45 would be 2 storey houses and have been carefully positioned and orientated in order to minimise any direct views between them and the existing properties to the north. As with the case of the relationship with Northwood Cottages, the amount of separation proposed would be in excess of the front-to-front distance between the bungalows along Burndell Road. Accordingly, where any direct views would exist, the amount of separation and intervening soft landscaping and boundary treatments would ensure that there would be no overlooking, loss of privacy or loss of amenity.
- 8.15 In terms of the changes to the outlook from the neighbouring properties, it should firstly be noted that the outlook from Ardenfield and Southfields would be across the public open space at the centre of the site and would not, therefore, be interrupted by new built form. Due to the amount of separation which is proposed, the outlook from the other properties would not harmfully be restricted.
- 8.16 The careful layout and generous level of separation which is proposed together with the additional landscaping which would be provided as part of the development would ensure that there would be no harm caused to the amenities, privacy or outlook from the properties to the southern side of Burndell Road. The proposed development is, therefore, considered to be consistent with paragraph 17 of the Framework, saved Local Plan Policy GEN7 and emerging Draft Local Plan Policy SP16.

- 8.17 The indicative layout shows that it will be possible to develop 45 houses within the application site, whilst also ensuring that acceptable relationships would be provided with the neighbouring houses.
- 8.18 Consideration has been given to the impact of the additional traffic movements into and out of the application site. The increase in movements along Burndell Road would be largely imperceptible, so the proposed development would not have any impact on the wider amenity of residents within Yapton. The proposed use of the access road has the potential to impact upon the occupants of the neighbouring houses at Kyrie and 1 Northwood Cottages, which stand adjacent to the site entrance. Accordingly, the access is shown to be treated with wide, densely planted (with trees and hedgerows) borders, which would stand in front of suitable acoustic boundary treatments. Due to the level of separation and the mitigation measures which are proposed as part of the development, it is considered that the scheme is consistent with Paragraph 17 of the Framework and saved Local Plan Policy GEN32.

Layout and design:

- 8.19 The proposed layout has been designed following a topographical survey of the site and its boundaries. It is similar to the one shown in the pre-application scheme and to which there was no specific objection raised.
- 8.20 The Council's pre-application advice noted that the layout would provide for a relatively spacious and open street scene to the main route around the site with good opportunity for new planting to be provided.

- 8.21 However, concerns were raised regarding the surveillance of the open space to the south west corner of the site, so the development layout has been amended to show a detached house (plot no.35) directly overlooking this space. This revised arrangement would provide for an appropriate level of natural surveillance of that open space and would, therefore, encourage its use.
- 8.22 The Council's pre-application advice also sought to encourage a connection between the proposed development and that which has been approved at Fellows Gardens. As the layout plan shows, provision would be made for a footpath access over a new bridge, linking the approved open space within that development to the circular amenity area provided around the application site.
- 8.23 The layout has been designed to require minimal tree removals, with the new roads and houses being built around a series of communal open spaces. There would be good surveillance of all of the open spaces from nearby houses, thus ensuring that a safe environment would be provided.
- 8.24 The Framework, at paragraph 58, requires that developments optimise the potential of sites and whilst Local Plan Policy GEN7 seeks to ensure that developments achieve a density of 30 dwellings per hectare, that requirement must be balanced against the need for development to respect the character of the surrounding area. The development proposed in this application scheme would achieve a density of 19 dwellings per hectare, which is marginally below that proposed in the pre-application scheme (20 dwellings per hectare), which the Council advised would be appropriate and in keeping with the character of the locality (although the Members' Planning Briefing Panel recommended that the density should be reduced). The proposed density is also comparable to that which is advocated in 2012 Strategic Housing Land Availability Assessment.

- 8.25 In view of the requirement to ensure that access could be provided to the field to the west, along with the provision of suitable landscaped buffers to the site boundaries and the need to ensure that the development would not result in a cramped form of development, the site is only possible to develop to a density of 19 dwellings per hectare, which is considered acceptable.
- 8.26 Within the scheme, the proposed dwellings are well laid out and separated from each other. In addition to the provision of good levels of separation, the development would be characterised by its landscaped setting, including considerable amounts of new tree and hedge planting, which would secure a high quality and private environment for all future occupants.
- 8.27 As the layout shows, all the proposed houses would be provided with generous rear gardens, which would be comparable in size to those provided in the surrounding area. These would ensure that the future occupants would have adequate access to private amenity space and space for children's play. The flats would have a generous communal garden areas, which again would be sufficient to meet the needs of future residents. All future residents would have access to the public open spaces which would be provided within the site.

- 8.28 The proposed dwellings would be designed to meet the emerging space standards at Draft Local Plan Policy DM18 and the proposed garden areas would meet the emerging standards at Draft Local Plan Policy DM19.
- 8.29 Car parking would be provided in accordance with the requirements set out in Local Plan Appendix 2, comprising a mix of forecourt, and garage parking spaces. There would also be opportunities to include cycle parking within the development.
- 8.30 The external appearance of the proposed houses is a reserved matter and will be submitted for future approval. However, it is anticipated that the development would be traditional in its appearance, being built from high quality materials, ensuring that it would relate well to neighbouring property.
- 8.31 The layout would be spacious, of a very high quality and would create a safe and aesthetically pleasing residential environment. Accordingly, it is considered that the development would be consistent with paragraphs 17 and 58 of the Framework, saved Policy GEN7 and draft Policies DM14, SP16, DM17 and DM18.

Affordable housing:

- 8.32 The proposal would comprise a 30% proportion of affordable units (13 dwellings), in accordance with emerging Local Plan Policy SP12. It is anticipated that the affordable housing element would comprise 80% (10 units) as rental properties with 20% (3 units) being provided as intermediate market housing. This would again be in accordance with emerging Local Plan Policy.

- 8.33 The affordable housing units would be dispersed around the development rather than being built in large clusters. In addition, they would be designed and constructed to the same high standard as the market houses, therefore being “tenure blind”. The development would, therefore, be consistent with the objectives of paragraph 50 of the Framework, saved Policy DEV17 and draft Policy SP12.

Access arrangements:

- 8.34 The matter of accessibility and vehicular access arrangements are discussed in detail in the Transport Statement.
- 8.35 Care has been taken when planning the layout to ensure that access for emergency and service vehicles (such as refuse collection vehicles) accords with the advice contained in *Manual for Streets*.
- 8.36 The evidence gathered during the preparation of the application confirms that there would not be any unacceptable impact on the surrounding highway network and that the network has more than adequate capacity to serve the proposed development.
- 8.37 In the light of the above and the detailed assessment in the Transport Statement, there would appear to be no objections in principle to the application in highway terms. It is, therefore, considered that the development is consistent with the objectives of paragraphs 17, 30 and 35 of the Framework and saved Policy GEN12.

Impact on protected species:

- 8.38 An extended Phase 1 Habitat Survey has been undertaken. This did not identify any ecological constraints to the development. No protected species were found at the site and only very limited additional survey work may be necessary. In the circumstances, the application proposal would not give rise to a conflict with Policy GEN30 of the Local Plan.

Drainage

- 8.39 A Flood Risk Assessment and Drainage Assessment have been undertaken. The site does not fall within Flood Zones 2 or 3 and the proposed development would not be at risk of flooding nor would it result in flooding elsewhere.
- 8.40 Surface water drainage from the development will employ Sustainable Urban Drainage principles. This includes the provision of an attenuation pond in the south western section of the site.
- 8.41 In relation to foul water drainage, this will be discharged to the Ford Waste Treatment Works which has been identified as having capacity to deal with the proposed development.
- 8.42 There are no flooding or drainage issues, therefore, that would constrain the development of the site.

9.0 OVERALL CONCLUSIONS:

- 9.1 Given the Council's failure to demonstrate a 5 year supply of housing land, paragraph 49 of the National Planning Policy Framework is engaged and applications within the District must be considered in the context of the presumption in favour of sustainable development. In accordance with paragraph 14 of the Framework, planning permission for sustainable development must be approved without delay unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 9.2 The layout has been designed carefully to ensure that the scheme would sit comfortably in its surroundings and that the area's character and appearance would be preserved. In addition, the careful layout would ensure against any adverse impact on the living conditions, privacy or amenity of neighbouring residential occupiers, whilst providing a high quality and environmentally sustainable development for future residents. Accordingly, the proposed development is in accordance with paragraphs 17 and 58 of the Framework, saved Local Plan Policy GEN7 and emerging Local Plan Policies DM14, SP16, DM17 and DM18.
- 9.3 As the development proposes 45 dwellings, 13 affordable housing units would be provided, representing a 30% proportion of the whole development. The development would, therefore, be consistent with paragraph 50 of the Framework and saved Local Plan Policy DEV17 and emerging Policy SP12.
- 9.4 The proposed access and parking arrangements would not give rise to any conflict with paragraphs 17, 30 or 35 of the Framework, or saved Local Plan Policies GEN12 and GEN32.
- 9.5 There would be no adverse ecological impacts arising from the development.

- 9.6 There would be no damage or flood risk impacts. Sustainable drainage is proposed for surface water whilst foul drainage would go to the Ford Treatment Works.
- 9.7 It is argued that the public benefit in terms of the development of 45 additional dwellings, including 13 affordable units, in an area of chronic need and undersupply significantly and substantially outweighs the harm which would arise. As such, it is concluded that the development would satisfy the requirements of chapter 12 of the Framework and saved Local Plan Policies GEN2 and GEN3.
- 9.8 The development of the land to the south of Burndell Road for 45 dwellings would make a significant contribution towards addressing the housing needs in this part of the District. The scheme is deliverable within 5 years. It will result in a spacious, well landscaped housing development that would have little impact on the landscape or surrounding countryside.
- 9.9 The site is in a sustainable and accessible location and as such, the presumption in favour of sustainable development set out in the Framework applies and there would appear to be no reason as to why outline planning permission for the development should not be granted.