

PLANNING STATEMENT

THE STEDDLES NORTH END ROAD YAPTON BN18 0DT

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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared on behalf of Elberry Properties Ltd. It accompanies a detailed planning application for the demolition of the existing residential dwelling and the erection of 11 no. dwellings, access road, landscaping and associated works at The Steddles, North End Road, Yapton, BN18 0DT.
- 1.2 The application site currently comprises a large residential plot measuring 0.45 hectares, between the villages of Barnham to the west and Ford to the east, within designated countryside. The site is located adjacent to the Built-Up Area boundary of Yapton, with the boundary running along the southern edge of the site.
- 1.3 Ordinarily residential curtilage is not considered to be previously developed land but following the High Court judgement (Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors [2017] EWCA Civ 141 (14 March 2017) residential curtilage located outside a built-up area is defined as previously developed land. The application site is therefore considered to be previously developed.
- 1.4 The site is sustainably located adjacent to other land at Yapton which benefits from planning permission. Adjacent land to the south is a Yapton Neighbourhood Plan allocation consented for 38 no. dwellings (LA Ref Y/93/14/OUT). Land to the north at Street Buildings, North End Road (LA Ref: Y/49/17/OUT) was granted outline consent for up to 45 no. dwellings in February 2018. Land to the north-west at Clays Farm immediately adjacent to the site was granted outline consent for 33 no. dwellings at committee in January 2020 under LA Ref: Y/83/19/OUT. Land at Stakers Farm, North End Road (LA Ref: Y/44/17/OUT) has a resolution to grant outline consent for 70 no. dwellings subject to the completion of a S106 Agreement. Land opposite the site, forward of Orchard Business Park has permission for 10 no. houses granted under LA Ref: Y/49/18/PL, and land south of Ford Lane (LA Ref: Y/80/16/OUT) was allowed on appeal for up to 100 dwellings in January 2018.
- 1.5 Plans and information submitted in support of the application comprise the following:
- Location Plan (existing): 19-185-0001-P02
 - Proposed Block Plan: 19-185-0002-P02
 - Proposed Site Plan: 19-185-0003-P03
 - Proposed Unit 1 Plans: 19-185-0004-P03

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- Proposed Unit 1 Elevations: 19-185-0005-P03
- Proposed Units 2 & 3 Plans: 19-185-0006-P03
- Proposed Units 2 & 3 Elevations: 19-185-0007-P03
- Proposed Units 4 & 5 Plans: 19-185-0008-P03
- Proposed Unit 4 Elevations: 19-185-0009-P03
- Proposed Unit 5 Elevations: 19-185-0010-P03
- Proposed Units 6 & 7 Plans: 19-185-0011-P03
- Proposed Units 6 & 7 Elevations: 19-185-0012-P03
- Proposed Unit 8 Plans: 19-185-0013-P03
- Proposed Unit 8 Elevations: 19-185-0014-P03
- Proposed Unit 9 Plans: 19-185-0015-P03
- Proposed Unit 9 Elevations: 19-185-0016-P03
- Proposed Unit 10 Plans: 19-185-0017-P03
- Proposed Unit 10 Elevations: 19-185-0018-P03
- Proposed Unit 11 Plans: 19-185-0019-P03
- Proposed Unit 11 Elevations: 19-185-0020-P03
- Indicative Drainage Layout: 19-185-0021-P02
- Site Context Plan: 19-185-0022-P01
- Proposed Street Scenes: 19-185-0022-P03
- Design & Access Statement Rev 02 by MH Architects
- Arboricultural Survey, Impact Assessment & Method Statement
- Preliminary Ecological Appraisal

2.0 THE SITE

- 2.1 The application site is located on the western side of North End Road within the parish of Yapton and the Neighbourhood Plan designated area. The site is identified outlined in red below. It is located within close proximity to the existing settlement policy boundary of Yapton, in an edge of village location close to the primary school and forming a linear pattern of existing development fronting North End Road. There are bus services along North End Road and a main line railway station all available in the nearby area.

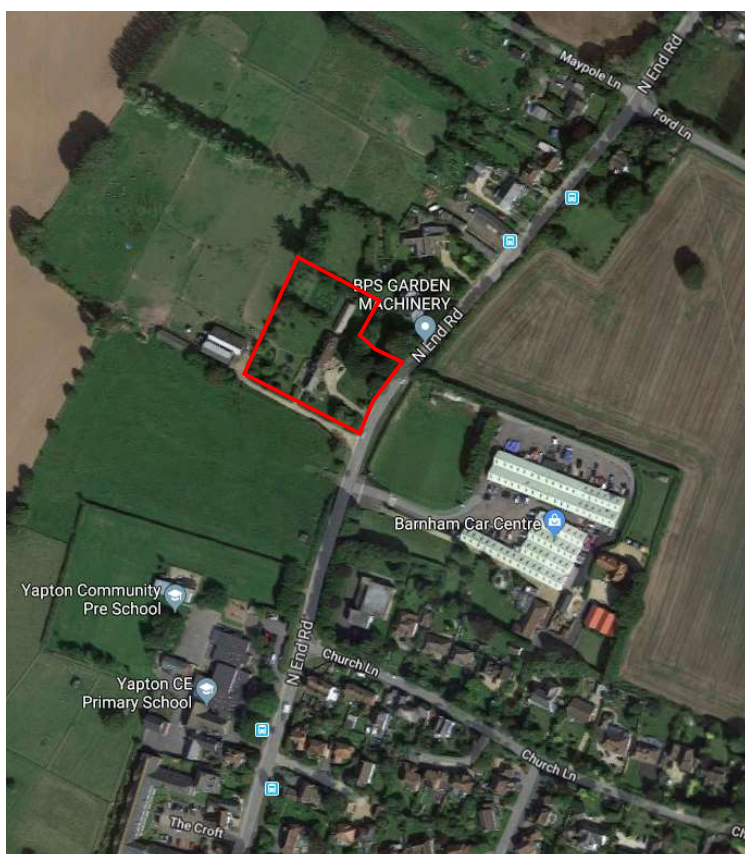


Fig. 1 Site location

- 2.2 The site benefits from a sustainable location close to a parade of shops and community hall with recreation and sports facilities, primary, secondary and academy education and employment sites all available in the vicinity. As explained in Section 1 of this statement the site is surrounded by other consented residential development sites and has the potential to link up with these sites as part of a more comprehensive scheme or be developed as a standalone development with its own access.

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- 2.3 The site is occupied by as residential dwelling and associated garden land. The land is within flood zone 1 (least liable to flood). For planning policy purposes, it is within designated open countryside in the adopted 2011-2031 Arun Local Plan and the 2014 Yapton Neighbourhood Plan. We deal with the policy issues for the application more fully in Section 4.



Fig 2. Context map of development locally

3.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment & Evaluation

- 3.1 The Steddles is located on the edge of the Built-Up Area Boundary (BUAB), of Yapton, within a countryside location. The site is residential curtilage and as such can be categorised as previously developed land.

Design Principles and Appearance

- 3.2 The architectural approach focuses on a traditional design with a simple appearance and a materials palette reflective of houses in the local area with either buff or red facing brick work, tile hanging to the gables and upper floors, and grey or red tiled roofs. A detached house (Plot 1) is proposed with active frontages to both North End Road and the proposed access road serving the ten houses internal to the site, with development informally following the T-shaped road layout.
- 3.3 A cul-de-sac arrangement is proposed beyond the site frontage with a development of detached and link detached two-storey houses with varying roof forms and complimentary materials palette. Two properties are proposed to the east of the access road, with two to the south and the remaining six properties forming a linear pattern of development to the west. Properties to the south have gardens in excess of 10 metres, and are orientated facing south, with the northern properties orientated east-west.
- 3.4 Parking is proposed within car ports and to hard standings, with Plots 1, 2, 3, 8 & 11 benefitting from a car port and Plots 4, 5, 8 and 10 featuring a single garage; with 2 or 3 no. parking spaces per dwelling, as shown on the site plan below. Parking provision is in line with Arun District Council's Parking Standards Supplementary Planning Document Jan 2020.

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Fig 3. Proposed Site Layout Plan

Layout

- 3.5 The application site is a large plot covering 0.45 hectares. The layout of the proposed dwellings has been thoroughly considered in terms of separation distances and the placement of fenestration; and in order to protect the amenities of neighbouring residential occupiers. As shown in the accompanying design statement prepared by MH Architects the layout has the potential to offer connectivity with the recently approved outline scheme from residential development at Clays Farm in terms of a linking footpath. This could be explored in detail at the reserved matters stage of the Clays Farm development LA Ref: Y/83/19/OUT. Although it is considered that the site is capable of being delivered as a comprehensive scheme it is not considered critical to connect with the adjoining site due to its position fronting the main road with easy pedestrian access into the village centre.
- 3.6 The location of the linear row of houses within the site has been informed in terms of achieving good sized garden and appropriate separation distances between dwellings. All properties would have comfortable levels of amenity space, with private rear gardens in excess of 10 metres in length, with Plots 9, 10 and 11 set within more spacious corner plots.

- 3.7 The application site forms an L-shaped plot of land approximately 72 metres wide and extending a total of 70 metres back from the highway, narrowing to 30 metres to the site frontage. The proposed development has been designed to make appropriate and effective use of the residential land available. The eleven dwellings are proposed in an arrangement with a house to the site frontage, flanking the access road from North End Road, and a cul-de-sac arrangement of ten two-storey houses beyond. Parking is proposed at two or three spaces per dwelling (including garages) giving a total of 26 parking spaces to serve the development, along with an additional 3 no. visitor spaces.
- 3.8 Separation distances between the development and existing dwellings is more than sufficient to prevent overlooking or overshadowing of neighbouring properties, due to existing separation distance and dwelling orientation. To the north-east St Mary's Vicarage, a Grade II Listed Building, is separated from Plot 10 by a distance of approximately 30 metres and as such overlooking or over shadowing would not occur. The significant separation distance of the development from the listed building and intervening boundary treatment is such that the proposals would not cause harm to the setting of the listed building. There are no properties to the south that would be affected by the proposals. Due to the orientation of the properties within the proposed development and the separation distance across the access road overlooking within the site would also not occur.
- 3.9 The development has been carefully considered, taking into account the amenities of neighbouring residential occupiers and is not considered to cause harm to the amenities of existing neighbouring occupiers or to those of the future occupiers of the development.

Scale

- 3.10 The proposal is for eleven houses, 2 no. 4-bed, 7 no. 3-bed and 2 no. 2-bed dwellings on a large plot of previously developed land measuring 0.45 hectares. The scale of the development is responsive to the site's surroundings with higher density development consented on land south of Ford Lane directly opposite the application site and open fields to the west. Furthermore, the site immediately to the south measuring 1.06 hectares is allocated within the Yapton Neighbourhood Plan (known as Land north of Yapton CE Primary School) for approximately 35 dwellings, which would be of a significantly higher density than currently proposed to the application site.
- 3.11 The elevational drawings submitted show the proposed dwellings would vary between 8.5 metres and 9.2 metres in height. Roof forms vary from gable to hipped, with Plots 4 & 5 featuring cat slide roofs, in

order to order variety and interest to the street scene and reduce mass and bulk. The ridge height accords generally with built form in the vicinity.

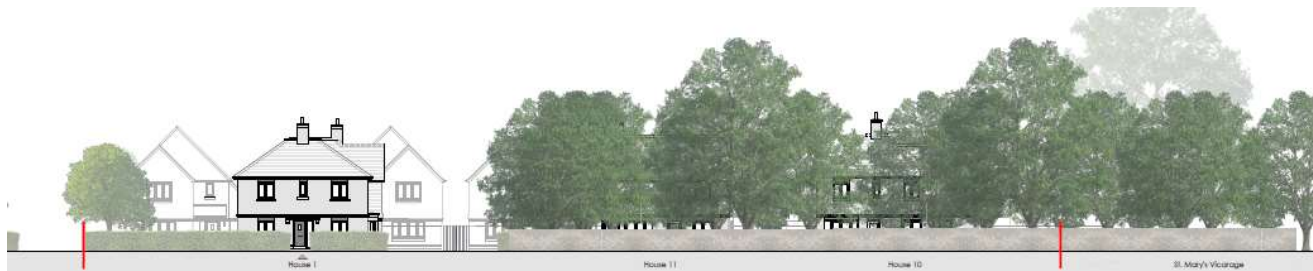


Fig 4. Proposed street scene from North End Road



Fig 5. Proposed street scene internal to the site

- 3.12 It is considered the house designs and site layout has led to a well-proportioned scheme, where the proposed plots provide sufficient amenity space and compare favourably with other nearby properties, and would provide an appropriate scale of development consistent with the surrounding form of residential development local to provide much needed additional housing within the district without resulting in harm to the character of the area.

Amount and Use

- 3.13 The proposed development comprises eleven houses (net increase ten) on a site measuring 0.45 hectares at a density of 24.4 dwellings per hectare. The scheme comprises a well-balanced layout and appropriate house design for its location within existing residential development. The amount of development is considered to be appropriate in context with the surrounding residential development and would make more efficient use of this previously developed land for residential use in line with the Council's guidance on density and development management issues generally.
- 3.14 Advice was sought prior to submission of this application in terms of the principle of affordable housing contributions in relation to Policy AH SP2. The Council's Policy Team confirmed that proposals involving a net increase of ten units do not require the provision of affordable housing contributions.

Access

- 3.15 The proposals would result in a new access arrangement from North End Road to the north of the existing access, measuring 4.8m wide and with required visibility splays in order to serve the eleven dwellings. The scheme would provide adequate turning and parking provision for each house and turning head at the eastern end in order that refuse vehicles are able to access the site. Each dwelling would benefit from two parking spaces with a number of houses benefitting from either a car port or garage, and three further unallocated spaces for visitors resulting in a total of 29 parking spaces to serve the development.
- 3.16 Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. The existing access arrangement will be utilised and improved allowing for easy access and egress to and from the site. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

4.0 RELEVANT PLANNING POLICIES

The National Planning Policy Framework 2019

- 4.1 The National Planning Policy Framework (NPPF) was amended in February 2019. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.
- 4.2 Paragraph 11 confirms that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - 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.
- 4.3 The NPPF states that the planning system should operate to encourage and not act as an impediment to sustainable growth and to boost significantly the supply of housing paragraph 67 requires planning authorities to identify a five-year supply of deliverable sites for housing.
- 4.4 Paragraph 14 states that in situations where the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with a Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits where all the following apply:
- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
 - d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

- 4.5 The 2018 Arun Local Plan is out of date in the context of the District Council's 5-year land supply shortfall. This was only 3.7 years as of December 2019. The Yapton Neighbourhood Plan was 'made' in November 2014 and therefore became part of the development plan more than 2 years ago. Therefore, as all four tests in paragraph 14 of the NPPF are not met, the conflict with the Neighbourhood Plan should not outweigh the benefits of the proposed residential development and the presumption in favour of sustainable development must apply with full force for this appeal.
- 4.6 Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment including by protecting and enhancing local landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile land, and of trees and woodland.

Adopted 2011-2031 Arun Local Plan

- 4.7 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy HSP1 of the adopted Local Plan.
- 4.9 The adopted Arun Local Plan 2011-2031 shows the application proposal in designated countryside outside the built-up area boundary. However, it is a deliverable non-strategic site and is in an area of Yapton that has already been a focus for development on other consented green field sites nearby.
- 4.10 The principal Local Plan policies for the application comprise HSP1, SDSP1, SDSP2 and CSP1. Policies HDM1 which requires a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. To comply with policy 2 no. 2-bed, 7 no. 3-bed and 2 no. 4-bed dwellings are proposed. The application results in a net increase of 10 units and following the advice of Arun DC officers affordable housing provision is not required in this case.
- 4.11 Policy HSP1 sets out the overall housing requirement of 20,000 dwellings up to 2031. Out of this total 1,250 dwellings are proposed as 'non-strategic sites'. The application would therefore contribute to the

non-strategic total. Policy SDHP1 follows the principles for sustainable development in the NPPF. It states when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy SDSP2 - Built up Area Boundary states that outside the Built-Up Area Boundary (BUAB), apart from strategic, site specific and other broad allocations, development will not be permitted unless consistent with other plan policies.

- 4.12 Policy C SP1- Countryside states that residential development in the countryside outside the BUAB will not be permitted unless in accordance with policies in the Plan which refer to a specific use or type of development. Planning officers have recognised the site lies adjacent and between two defined edges of the BUAB but is outside of the designation. In light of the consents given on adjacent land which were also all outside of the boundary, and on the basis that the development would contribute 11 dwellings to the non-strategic housing requirement of 1,250 dwellings.

Neighbourhood Plan

- 4.13 The Yapton Neighbourhood Plan (YNP) covers the period 2014-2029. It was 'Made' in November 2014 and is more than 2 years old. Because of this the Plan cannot outweigh the benefits of the application proposal in the presumption in favour of sustainable development (NPPF paragraph 11 and 14).
- 4.14 The YNP does not allocate the application site for development. That said, Policy BB1 specifically allows for development outside of the built-up area boundary of Yapton where development would accord with one of four exceptions identified in the policy. The third exception is where such development would relate to additional allocations for housing land in accordance with Policy H1 of the YNP. Policy H1 states that the minimum housing requirement over the period 2014-2029 will be established by the emerging Arun Local Plan. The emerging Local Plan has now been adopted and Policy H SP1 requires at least 1,250 dwellings are provided on smaller non-strategic sites.
- 4.15 In summary therefore the adopted Local Plan requires additional non-strategic sites to meet its minimum housing requirement and, in such circumstances, the Yapton Neighbourhood Plan allows such sites to be developed outside its settlement policy boundary. The application proposal is therefore consistent with the Neighbourhood Plan. But even if there was conflict there would be no case for the adverse impacts outweighing the benefits anyway as the Neighbourhood Plan is more than 2 years old and the presumption in favour of the application applies because of the five-year land supply shortfall.

Conclusions on Policy

- 4.16 The adopted Arun Local Plan 2011-2031 shows the application proposal in designated countryside outside the built-up area boundary. However, it is a deliverable non-strategic site and is in an area of Yapton that has already been a focus for development on other consented green field sites nearby.
- 4.17 We refer to the Inspector's decision at Birdham Road, Donnington PINS Ref: APP/L3815/W/3226868 which related to the erection of 1 no. dwelling on previously developed land, within a designated countryside location on the edge of the Settlement Boundary of Chichester. Of particular relevance is para. 16 of the decision dated 15th November 2019 (full decision attached at Appendix 1) which states:
- 'Paragraph 68 of the Framework explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Local planning authorities are encouraged to identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Although the proposal's contribution to overall housing supply would be modest, it would nonetheless be beneficial. The weight that I attach to this consideration is increased greatly by the fact that the site is previously developed land, well related to the settlement and in a sustainable location. There would be no demonstrable harm to the character or appearance of the area, and the Council has not identified any other technical grounds for refusal.'*
- 4.18 Arun Local Planning Authority's Monitoring Report dated 17th December 2019 stated that the five-year housing land supply figure had fallen to 3.7 years meaning that the presumption in favour of sustainable development was fully engaged for that proposal.
- 4.19 At the local Parish level, the planning application is not in conflict with the made Yapton Neighbourhood Plan as it allows sites to be developed outside the settlement boundary to meet the housing requirements in the new adopted Local Plan. But even if there was conflict there is no case for it outweighing the benefits of the application as the Neighbourhood Plan is more than 2 years old and the presumption in favour of the development applies because of the five-year land supply shortfall.
- 4.20 The development causes no harm to surrounding residential amenity and there is no highway safety or other environmental reason for withholding planning permission.

5.0 CONCLUSION

- 5.1 The application is for the demolition of the existing dwelling and the construction of eleven dwellings on land at The Steddles, North End Road, Yapton. Whilst the site is currently located outside of the defined Built-Up Area Boundary it benefits from being previously developed land, as residential curtilage falling outside of any defined settlement boundary and is surrounded by allocated and recently approved residential development supporting the site's sustainable location.
- 5.2 It is considered that the proposed scheme presents a well-balanced and spacious residential development designed to a high standard. The proposed dwelling would make a positive contribution to the townscape of Yapton whilst maintaining the character of the area. The small-scale residential scheme would make efficient use of existing residential land in order to deliver eleven dwellings (net increase of 10) in context with the surrounding pattern of residential development and would make a useful contribution to the supply of local housing market.
- 5.3 For the reasons set out in this statement above the application proposal complies with the Arun District Local Plan 2011-2031 and the overarching objectives of the National Planning Policy Framework to deliver appropriate sustainable development. As such we therefore request that the application is granted planning permission at the earliest opportunity.