

Land at Bilsham Road, Yapton

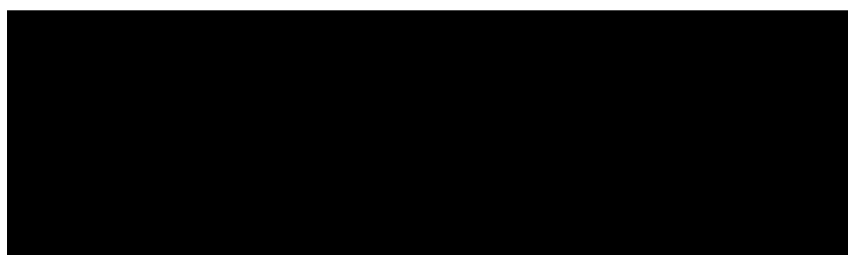
Planning Policy Compliance Statement

on behalf of Bilsham Road LLP

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1.0 Introduction

- 1.1 This Planning Policy Compliance Statement has been prepared by Nexus Planning on behalf of Bilsham Road LLP ("the Applicant") in support of a reserved matters application, submitted to Arun District Council ("ADC") for the following:

"Approval of reserved matters (appearance, landscaping, layout and scale) for 250 dwellings (Class C3), with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works; pursuant to outline planning permission Y/91/17/OUT".

On

"Land at Bilsham Road" ("the Site").

- 1.2 Outline permission was granted on the Site in April 2019 (application Y/91/17/OUT) for the following:

"Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure."

- 1.3 This planning approval establishes the principle of residential development on the Site, its ability to accommodate up to 250 residential dwellings and the principal means of access into the Site, off Bilsham Road. The areas of built development, green infrastructure and maximum heights of building are fixed through parameter plan reference 1244G.02.

2.0 The Site

- 2.1 The Site comprises 11.6 hectares in size and is located on the southern side of the settlement of Yapton.
- 2.2 The Site comprises of three large agricultural fields with mature hedgerows and trees dividing the individual field boundaries. The Site is predominantly flat with an 'L' shape section extending west from Bilsham Road, and a larger more regular-shaped parcel located to the south of Tack Lee Road.
- 2.3 There is existing residential development to the north and east of the Site. There is also an existing agricultural access to the Site from Bilsham Road.

- 2.4 Land to the west of the Site also recently gained outline planning permission (reference Y/92/17/OUT) and is subject to a reserved matters application (reference Y/78/20/RES). Once this permission is implemented, the Site will be surrounded by housing on three sides, with only the southern boundary leading out into the countryside.

3.0 Proposed Development

- 3.1 The description of development is as follows:

“Approval of reserved matters (appearance, landscaping, layout and scale) for 250 dwellings (Class C3), with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works; pursuant to outline planning permission Y/91/17/OUT”.

- 3.2 The Proposed Development comprises 250 dwellings including 125 affordable units broken down into 76 rented/intermediate and 49 shared ownership. The full accommodation schedule can be found on page 16 of the Design Statement, however the overall housing type mix is identified below:

Unit mix	Number
1 bedroom	27
2 bedroom	88
3 bedroom	95
4 bedroom	40
Total	250

4.0 Policy Compliance

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan for Arun District comprises:
- i. Arun Local Plan 2011-2031; and
 - ii. Yapton Neighbourhood Plan.
- 4.3 ADC has also adopted a number of Supplementary Planning Documents (SPDs) including:
- i. Arun Parking Standards; and
 - ii. Open Space
- 4.4 The next section of this note demonstrates compliance of the Proposed Development with the Development Plan and SPDs as relevant.

5.0 Assessment of Proposed Development

- 5.1 Whilst the principle of development and the access onto Bilsham Road was established at the outline stage, matters of appearance, landscaping, layout and scale are to be determined in this reserved matters application.

Appearance

- 5.2 Policy D SP1 of the Local Plan advises that all development proposals should ensure that they are of good quality and demonstrate a high quality of design. The policy states that the design should be derived from a thorough site analysis, contextual appraisal and adherence to objectives informing sustainable design.
- 5.3 A design code was approved under reference Y/40/20/DOC on 29th July 2020. The design code relates to the Site and the adjoining site, Land east of Drove Lane to demonstrate how the detailed

proposals will reflect the objectives of the approved plans. The design code provides details on the character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm.

5.4 Furthermore, Policy D DM1 sets out the aspects of design quality that should be considered including:

- i. character;
- ii. appearance/ attractiveness;
- iii. impact;
- iv. innovation;
- v. adaptability;
- vi. crime prevention; and
- vii. trees and woodland.

5.5 Paragraph 5.2 of the Yapton Neighbourhood Plan states that the housing need of the village should be achieved through the provision of well-designed dwellings that are sympathetic to the character of the village.

5.6 The character areas within the Site comprise of Lovey's Field, Drove Park and Bilsham Street.

5.7 Bilsham Street character area comprises of predominantly red/ multi-brick and red, brown and grey tiles hanging on upper floors and on the roofs. There are proposed to be pitched roofs with bay windows and one and two storey bays. The eaves are proposed to be boxed and either white or black with chimneys on key buildings.

5.8 Drove Park character area falls within both the Site and the adjacent Site and is proposed to be predominantly red/multi-brick with render on some parts of the buildings/storeys with horizontal boarding. Red, brown and grey roof tiles are proposed along with boxed bay windows and single storey bays. White boxed eaves will be provided.

5.9 Lovey's Field character area comprises of predominantly red and multi bricks with tile hanging on the

upper floors and flint dressing provided on some of the buildings. Red, brown and grey roof tiles are also proposed with pitched roofs and hipped dormers. The bays are proposed to be canted bay windows and are single storey. The eaves are to be predominantly open.

- 5.10 A full list of the features which have informed the design of the Proposed Development are set out on page 31 of the approved Design Code.

Landscaping

- 5.11 The Local Plan highlights the importance of landscape's contribution to the sense of place. Policy LAN DM1 states that development should respect the particular characteristics and natural features of the relevant landscape character areas and seek to reinforce or repair the character in those areas.
- 5.12 An identified 'Objective' of the Yapton Neighbourhood Plan is to protect the existing quality of landscape and encourage biodiversity. As such, developments will be encouraged to minimise their impact on the landscape.
- 5.13 The landscape and visual aspects were considered at the outline stage and the scheme falls within the permitted parameters. As such the Proposed Development is acceptable in respect of landscape and visual considerations.
- 5.14 Local Plan Policy GEN20 states that residential development is required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people, including appropriate play provision. Local Plan Policy GI SP1 requires major development to protect and enhance existing green infrastructure assets to ensure the creation of a joined up green infrastructure network.
- 5.15 The Proposed Development seeks to provide a Local Area of Equipped Play (LEAP) at 0.04ha, located in the southern area of public open space. Two Local Areas of Play (LAP) are proposed with one located in the western area of public open space and one in the eastern area. The LAPs each comprise 0.01ha of land and therefore the play space provision on site totals 0.06ha. This exceeds the Open Space (2016) guidance by 0.03ha however this is less than the Open Space 2020 guidance which requires 0.1375ha. However, this approach is consistent with the outline application and has been agreed with Arun District Council's Greenspace Officer.
- 5.16 The proposed natural public open space comprises 2.5ha and is located around the boundaries of

the Site with a main central open space which connects in to the adjacent development at Land east of Drove Lane.

- 5.17 The Yapton Neighbourhood Plan Policy E6 states that proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Parish. There is no specific policy within the Yapton Neighbourhood Plan relevant to open space provision.
- 5.18 Local Plan Policy OSR DM1 states that for new developments, open space will be required in accordance with guidance set out in the current Open Space Study. The approved parameter plan provided open space in accordance with the saved Local Plan Policy GEN20 which required 2.4 hectares of open space per 1000 people. The public open space has been designed to meet the standards as set out in the Arun District Council Final Open Space Standards Paper (September 2016) and provides approximately 0.75ha of public open space.

Layout

- 5.19 The layout of the Proposed Development is based upon the following principles, which align with those established through the outline planning permission:
- access arrangement and initial interior road retained;
 - retention of the boundary green landscape areas on the eastern, western and southern boundaries;
 - retention of the main open space connected to Land east of Drove Lane;
 - retention of the existing public footpath which runs through the central part of the Site;
 - road and buildings positioned to provide the best use of development land areas;
 - car parking located off-street and immediately adjacent to related plots wherever possible; and
 - building types, styles or specific orientation have been designed to help add to area or plot security with natural surveillance or more direct viewing.

- 5.20 Policy D DM2 of the Local Plan states that developments are to accord with Nationally Described Space Standards.

Scale

- 5.21 Paragraph 13.2.14 of the Local Plan states that when considering density, thought should be given to proximity of activities, routes and public transport access. Paragraph 13.2.15 requires that density is also sympathetic to a site's surroundings. In terms of density, the Proposed Development is in accordance with the outline permission which permits up to 250 dwellings.
- 5.22 The majority of the buildings are proposed to be two storey with the key buildings proposed to be up to 2.5 storeys which will help to give visual contrast and interest within the street scenes through the use of additional design features. Bungalows and car ports are proposed to be one storey.
- 5.23 The scale of the buildings complies with the parameter plan and are in-keeping with the character of this part of Yapton.

Parking Standards

- 5.24 A Travel Plan has been provided by Odyssey in a separate application to discharge condition 21.

Car Parking

- 5.25 The proposed parking provision has been determined with reference to the West Sussex County Council (WSCC) guidance (June 2020) and Arun Parking Standards SPD (January 2020) for which the total provision proposed is 585 spaces, versus the 507 requirement. The parking spaces are being provided on private driveways with some provided in small parking courts. In addition to the formal allocated parking bays, 15 dwellings will be provided with a garage and 24 dwellings will be provided with a car port. 46 spaces will be available for visitor parking.
- 5.26 All houses which have on plot car parking will be provided with a vehicle charging point. For flats with rear parking courts, a charging point will be provided for between two cars. In total, 168 (67%) plots will be provided with charging points. An electric vehicle charging plan layout has been provided and confirms the locations.

Cycle Parking

- 5.27 Cycle parking is to be provided either within garages or sheds within the curtilage of the property for houses, or with a secured external cycle storage for flats.

Housing Mix

- 5.28 Policy H DM1 of the Local Plan requires developments to provide a mix of dwelling types and sizes, to include affordable housing. The policy states that the tenure mix for development schemes are to be negotiated on a case by case basis.
- 5.29 The Proposed Development comprises 250 dwellings including 125 affordable units. The overall housing type mix is:

Description	Number
1 bedroom flat	26
1 bedroom fog	1
2 bedroom flat	6
2 bedroom bungalow	5
2 bedroom house	77
3 bedroom house	95
4 bedroom house	40

Market housing

5.30 The Proposed Development will provide 125 market dwellings and the following mix is to be provided:

No. of bedrooms	No. of market properties	Arun's preferred mix	Yapton's preferred mix
2 bedroom house	40 (32%)	33.4%	25-35%
2 bedroom bungalow	5 (4%)		
3 bedroom house	52 (42%)	45.6%	45-55%
4 bedroom house	28 (22%)	11.9%	10-15%

5.31 The provision of two-bedroom houses and flats generally accords with the mix required by both Arun and Yapton. With regards to three bedroom houses, the Proposed Development falls marginally below the required mix and similarly with four bedroom houses, the Proposed Development seeks to provide a higher provision however as identified in the policy housing mix is to be reviewed on a case by case basis.

Affordable Housing

5.32 The Proposed Development will provide 125 affordable dwellings and the following mix is to be provided:

No. of bedrooms	No. of affordable properties	Arun's preferred mix	Yapton's preferred mix
1 bedroom flat	26 (21%)	35-40%	10-15%
1 bedroom fog	1 (1%)		
2 bedroom flat	6 (5%)	35-40%	25-35%
2 bedroom house	37 (30%)		
3 bedroom house	43 (34.4%)	15-20%	45-55%
4 bedroom house	12 (10%)	5-10%	10-15%

- 5.33 The Proposed Development's mix of affordable dwellings falls within the requirements set out by ADC and Yapton. 22% of the dwellings are proposed to be one bedroom and this falls between ADC's requirement of 35-40% and Yapton's requirement for 10-15%. This is also the case for both three and four bedroom dwellings which fall between the two varying requirements. The provision of two bedroom properties accords with both sets of preferred mixes.
- 5.34 The Proposed Development seeks to exceed the minimum amount agreed of 75 dwellings approved under the outline application although it is noted that the S106 agreement allows for the tenure target to be varied 'in accordance with an approved affordable housing plan/ reserved matters approval' (page 3). The affordable housing provision exceeds Yapton Neighbourhood Plan's policy justification to Policy H1 in that 30% affordable housing should be provided. However, paragraph 5.20 of the Yapton Neighbourhood Plan highlights that for the average Yapton resident, accessing the housing ladder is even more challenging than other parts of the Coastal West Sussex Housing Market Assessment and a higher provision of affordable housing should therefore be welcomed.
- 5.35 The proposed affordable housing mix has been based on Hyde Housing Group's preferred housing mix based on local need and therefore provides a higher percentage of three bedroom dwellings than suggested in the Council's mix and a lower percentage of one bedroom dwellings than the Council's mix.
- 5.36 The Proposed Development seeks to provide a tenure mix of 61% affordable rented and social rented and 39% shared ownership. The full breakdown of the affordable units is set out below:

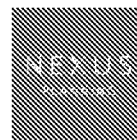
No. of bedrooms	Affordable rented and social rented	Shared ownership
1 bed flat	26	0
2 bed flat	6	0
1 bed fog	1	0
2 bed house	16	21
3 bed house	15	28
4 bed house	12	0

Access

- 5.37 Local Plan Policy T SP1 states that to ensure growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles, the Council will ensure that there is safe access onto the highway, development contributes to highways improvements and encourages sustainable transport. The principal means of access on to Bilsham Road has already been established in the outline planning permission.
- 5.38 Local Plan Policy T DM1 states that new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to the green infrastructure network and access to public transport and community transport services where a need has been identified.

6.0 Conclusion

- 6.1 This Policy Compliance Note has been prepared in support of a reserved matters application at Land at Bilsham Road, Yapton.
- 6.2 The Principle of Development is established through the outline planning consent (Y/9117/OUT) granted in April 2019 and this statement has demonstrated the Proposed Development's compliance with detailed development management policies.
- 6.3 The Proposed Development will deliver a high quality and sympathetic residential development in an area that is in much need of market and affordable housing.
- 6.4 It is therefore considered that the Proposed Development is consistent with the development plan and should be approved without delay.



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