

Planning Statement

Construction of a new access to serve residential development

On behalf of Yapton Developments Ltd
January 2020



Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

Town Planning ► Development Consultancy



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1. **Introduction**

- 1.1. Henry Adams LLP act on behalf of Yapton Developments Ltd in respect of the submission of a detailed planning application for the construction of a new access to serve residential development west of North End Road, Yapton.
- 1.2. This Statement sets out the relevant background for the determination of the planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations.
- 1.3. The proposals have been informed initially by the policies in the National Planning Policy Framework (NPPF) and Arun Local Plan.
- 1.4. In addition to this Statement, the following documents are submitted as part of the planning application;

Report	Reference	Consultant
Location Plan Block Plan		Boyle and Summers
Planning Statement		Henry Adams LLP
Construction Management Plan		Dandara New Homes
Highways Technical Note		Odyssey
S278 General Arrangement & Construction Makeup Plan	YAP-S278-01	Odyssey
Preliminary Ecological Appraisal		Urban Edge Environmental Consulting
Biodiversity Checklist		
Local Validation Checklist		

2. **Site and Surroundings**

The Site

- 2.1 The site is located to the north of Yapton village, and comprises part of an agricultural field, west of North End Road. There is an existing break in the hedgerow which allows for an agricultural, gated access set back from the highway.
- 2.2 North End Road passing the site has a carriageway width of 7.3m, has street lighting and is subject to a speed restriction of 30mph. There are no parking restrictions in the vicinity of the site frontage, however, there are 'Keep Clear' zig-zag markings associated with the neighbouring Yapton Primary School.

The Surroundings

- 2.3 Yapton is a sustainable village. The sites location means that a number of local facilities are within a short distance of the site including; two doctors surgeries, primary school, village shop, village hall, playing fields, allotments and church.

- 2.4 The nearest rail station is Barnham, 2 miles from the centre of Yapton. The station provides regular services on the east-west line and also north to London. Bus stops are located within walking distance on North End Road. Services provide access to the train station on route to other destinations such as Walberton, Barnham, Chichester, Littlehampton and Bognor Regis.

3. Planning History

- 3.1 There have been two relevant planning applications on the site within the last 5 years;

Y/88/18/OUT – Approved November 2019

Land north of Yapton C of E Primary School, North End Road, Yapton

Outline application with some matters reserved for the erection of 38 dwellings. This application affects a right of way.

Y/44/17/OUT – Approved December 2018

Land at Stakers Farm North End Road, Yapton

Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access. This application is a departure from the development plan. This application affects the character and appearance of Main Road/Church Road Yapton Conservation Area and the setting of Listed Buildings.

- 3.2 Both of the above-mentioned applications obtained outline consent, with all matters reserved except for means of access. This application is aligned with the above-mentioned approvals and the reasoning behind a new submission is highlighted in Section 4 of this report.

4. The Proposal

- 4.1. This application seeks detailed planning permission for a new point of access to serve a total of 108 residential dwellings west of North End Road.
- 4.2. This proposal follows the approval of detailed access proposal through outline applications Y/88/18/OUT and Y/44/17/OUT. Application Y/88/18/OUT follows Neighbourhood Plan Allocation '*Land north of Yapton CE Primary School*'. The approval of access alongside the Neighbourhood Plan Allocation determine that the principle of a new point of access to serve residential development is acceptable.
- 4.3. Whilst details regarding a new point of access to serve 108 residential dwellings have been approved (subject to conditions), the requirements of the pre-commencement conditions prevent the early implementation of the access. This separate proposal has therefore been submitted in order to deliver the access in a timely fashion which would provide a number of benefits for both the applicant, the adjacent school and the wider community.
- 4.4. As mentioned, delivering the access prior to the main on-site construction will provide a number of benefits including, but not limited to:
- Allowing for the construction of the access to take place during the school holidays to minimise any impact on school pick up and drop off times
 - Providing parking and turning facilities for trades and deliveries on-site to prevent large vehicles and staff parking on North End Road and disrupting traffic

- Confirmation as to where plant will be kept on site and where it will be unloaded and loaded during the construction of the dwellings – i.e. a dedicated construction access and compound will be in place in advance of the dwelling construction
 - Provision of off-road wheel washing facilities to mitigate any impact of construction upon the public highway
- 4.5. The above points will be confirmed through the Construction Management Plan submitted with the application.
- 4.6. The proposed access would take the form of a simple T-junction arrangement and the existing access would be stopped up. The access will comprise a 5.5m wide carriageway, 2.0m wide footway, pedestrian dropped kerb crossing with tactile paving and 8.0m radii.

5. Pre-Application Engagement

- 5.1. The applicant has engaged with both Arun District Council and Yapton Parish Council prior to this submission. Discussions are on-going in relation to the future Reserved Matters Applications.
- 5.2. Both consultees were in agreement that, in principle, an application for the new access would be acceptable when considering the benefits that would be provided by its early delivery.

6. Planning Policy

- 6.1. Following paragraph 39 (6) of the Planning and Compulsory Purchase Act 2004, there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) (2019)

- 6.2. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 6.3. Paragraph 108 states that *'In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
 - b) safe and suitable access to the site can be achieved for all users; and*
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*
- 6.4. Paragraph 110 reinforces the link between development and accessibility, locating development where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Arun Local Plan (ALP) (2018)

- 6.5. The ALP was adopted in July 2018. Policy SD SP2 'Built-up Area Boundary' seeks to focus development within the defined built-up areas, working alongside Policy C SP1 'Countryside' which seeks to protect the countryside and limit development to that which falls within criteria a)-f) and which requires a countryside location.
- 6.6. Policy T DM1 'Sustainable Travel and Public Rights of Way' seeks to promote alternative modes of sustainable transport via public rights of way and the cycle network.
- 6.7. Water efficiency and surface water is addressed through Policy W SP1 'Water' where SuDS are promoted to reduce the creation and flow of surface water. There is a further requirement for SuDS within Policy W DM3 'Sustainable Urban Drainage Systems'.

Yapton Neighbourhood Plan (YNP) (2014)

- 6.8. The Neighbourhood Plan was made in November 2014 and covers the period to 2029. YNP was made in November 2014 on the basis of the saved policies in the 2003 Arun Local Plan and the draft policies in the 2014 publication version of the now adopted, Arun Local Plan (2018).
- 6.9. This proposal falls within and seeks to serve Yapton Neighbourhood Plan Allocation 'Land North of Yapton CE Primary School' (Policy SA1) which is 1.06 ha in size and allocated to deliver approximately 35 dwellings.

7. Scheme Assessment

- 7.1. This section sets out the merits of the scheme and its compliance with national and local planning policy.

Principle of Development

- 7.2. The Site is located within the settlement boundary of Yapton. The application provides an access to an allocated site (Policy SA1) and adjoining site that has obtained outline consent, with all matters reserved, except for access. The approval of this application would allow for early delivery of the two sites alongside providing a number of benefits to the local community as outlined within paragraph 4.4 above.
- 7.3. We would therefore determine that principle of development is acceptable.

Highway Safety

- 7.4. An updated Transport Technical Note has been submitted for consideration as the application does not propose any notable changes to the vehicular access from the permitted applications. As the S278 has been ongoing, a Stage 2 Road Safety Audit was undertaken and included as part of this note.
- 7.5. The site is accessible by foot, bicycle and public transport. There are a number of bus stops within the village, the closest being within walking distance south of the site. Village services can be accessed on foot via the North End Road footpath which is surfaced, overlooked and lit.

- 7.6. There are two footpaths within the site (329 and 326) and a number of footpaths within close proximity to the site, namely footpath numbers 357, 358 and 369 accessed from either Church Lane to the south or Ford Lane to the north. Footpath 362 also provides a shortcut to the recreation ground and community centre beyond.
- 7.7. The proposal is therefore in accordance with ALP Policies T SP1 and T DM1 which seek to ensure safe access onto the highway network and promote sustainable transport.
- 7.8. Further information and clarification in terms of access and egress can be found within the Technical Note. It is therefore submitted that the proposals are acceptable in transport and highway safety terms.

Flood Risk and Drainage

- 7.9. The site is located within Flood Zone 1 (low probability of flooding), as defined by the Environment Agency Flood Mapping system. As such, the proposal accords with the objectives of the NPPF.
- 7.10. In line with ALP Policy W SP1 'Water', the drainage strategy seeks to incorporate permeable paving. Further drainage details can be found on the General Arrangement and Construction Makeup Plan.
- 7.11. The proposed drainage measures ensure that both the proposed and the nearby properties will not be at risk of flooding following construction of the access. The proposal would therefore be aligned with ALP Policies W SP1 and W DM3.

Ecology and Biodiversity

- 7.12. There are no statutory or non-statutory designated sites of nature conservation interest situated within or adjacent to the application site and no potential adverse impacts have been identified.
- 7.13. A Preliminary Ecological Appraisal has been submitted in support of this application. The Appraisal determines that the recommendations put forward will fully safeguard the existing ecological interest of the site and introduce measures to enhance the ecological and biodiversity value. The implementation of the measures set out within the report enable the proposals to fully accord with planning policy for ecology and nature conservation at all administrative levels.

8. Conclusion

- 8.1. The site lies on the northern edge of Yapton village, off the B2132 North End Road, approximately 800m from the village centre.
- 8.2. Two sites to which the proposed access would serve have obtained outline consent for detailed approval of access to deliver a total of 108 dwellings. The principle of an access to serve 108 dwellings has therefore been approved.

- 8.3. Conditions attached to these consents affect the timescales to which the access can be delivered and thus this standalone application has been submitted so that the access can be delivered in a timely fashion, providing a number of benefits for the adjoining school and local community.