



Luken Beck

Bonhams Field, Main Road, Yapton

Planning Statement

23rd December 2016
Project: 16021

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VAT



1.0 INTRODUCTION

- 1.1 Luken Beck mdp Ltd is instructed by Seaward Properties Ltd (referred to as 'the applicant' hereafter) to submit an application for outline consent for 56 dwellings, with detailed consent for a new vehicular access on land at Bonhams Field, Main Road, Yapton, as shown in Figure 1.



Figure 1: Site Location

- 1.2 This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, details of the proposed development and an assessment of the relevant planning considerations. The proposals for the site have been informed initially by the policies of the Development Plan and have evolved through specialist assessments and feedback from pre-application consultation with ADC, statutory consultees and local residents.

1.3 In addition to this statement the following documents have been submitted as part of the planning application:

- Completed Planning Application Form and Certificate B
- Arboricultural Impact Assessment and Method Statement
- Archaeology and Heritage Statement
- Affordable Housing Statement (see Section 3)
- Agricultural Assessment
- Biodiversity Checklist
- Design and Access Statement
- Ecology Assessment (includes results of Phase 2 Survey work)
- Flood Risk Assessment
- Geotechnical and Ground Contamination Assessment
- Ground Water and Percolation Assessment
- Heritage Assessment
- Landscape Strategy Plan
- Landscape and Visual Impact Assessment (LVIA)
- Statement of Community Involvement
- Transport Assessment
- Tree Survey
- Utilities Information
- Validation Checklist
- Illustrative 3d Visualisations

1.4 Table 1 lists the plans and drawings are included as part of the planning application.

Plan / Drawing Title	Reference	Revision	Scale
Location Plan	SK 04	C	1:1,250 @ A3
Indicative Layout Plan	SK 02	I	1:500 @ A1
Site Access Plan	01	B	1:500 @ A3
3D Images (x6)	V01 – V06	-	-

Table 1: Planning Application Statutory and Non-Statutory Plans and Drawings

1.5 The information presented in this Statement is structured as follows:

- Section 1 *Introduction*
- Section 2 *Site and Surroundings:* an overview of the site location, and description of the immediate surroundings.
- Section 3 *Planning History:* a brief description of recent relevant planning approvals in Yapton
- Section 4 *Development Proposal:* a description of the proposed development, including the Affordable Housing Statement.
- Section 5 *Planning Policy Context:* a summary of relevant adopted and emerging local planning policies.
- Section 6 *Planning Justification:* a description of the material planning considerations that have been addressed through the technical reports accompanying this application.
- Section 7 *Conclusion:* an overview of the information provided in this statement.

2.0 SITE AND SURROUNDING AREA

- 2.1 The site (c.3.2 ha.) is located within the countryside, but immediately abutting the western edge of the Settlement Boundary for Yapton. The site comprises an agricultural field. The eastern boundary separates the site from the rear of properties fronting North End Road, as shown in Figure 2. The eastern boundary is defined by several mature trees and public glimpses of the site are possible from North End Road over a flint wall and across a vacant field. Northern and western boundaries are also defined by hedges and trees.

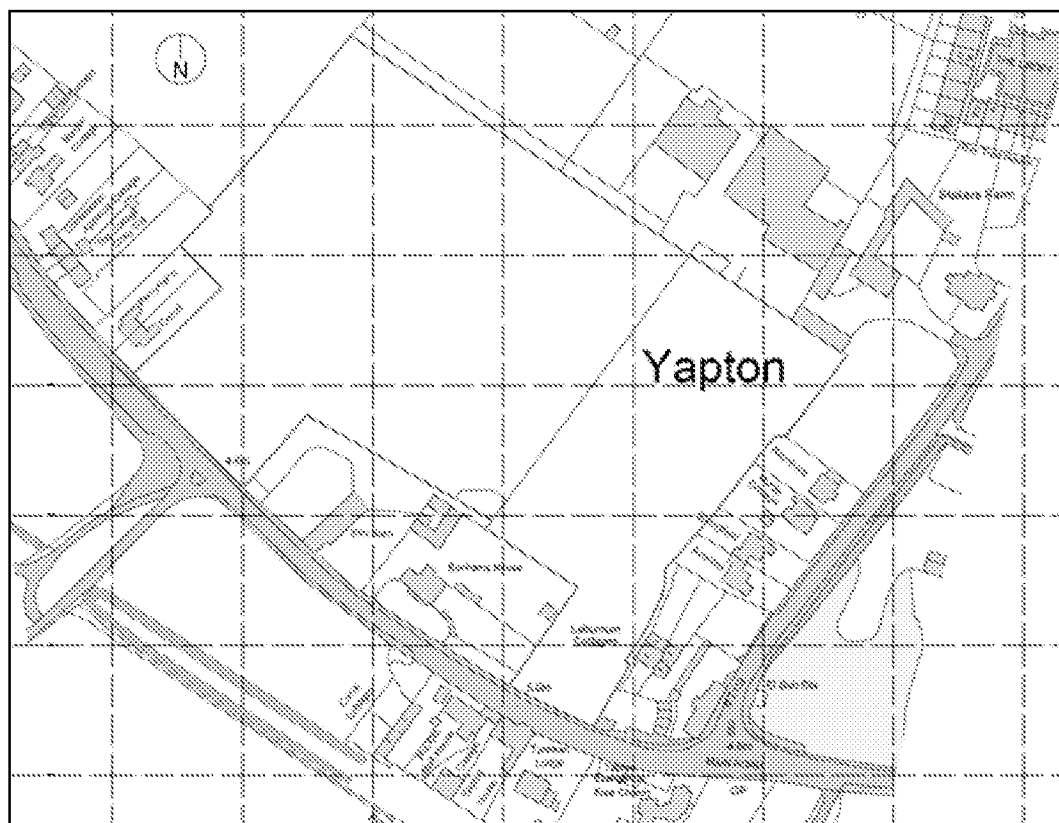


Figure 2: Site Location

- 2.2 Along Main Road to the south, the site is visible from either side of the existing Bonhams Farm complex which includes Grade II Listed Buildings. The site is not located within an area at risk from fluvial flooding nor is it designated of high landscape sensitivity or

ecological importance. The south-eastern corner of the site and the buildings of Bonhams Farm (excluded from the site to the south), lie within the Yapton Main Road Conservation Area, as shown in Figure 3.

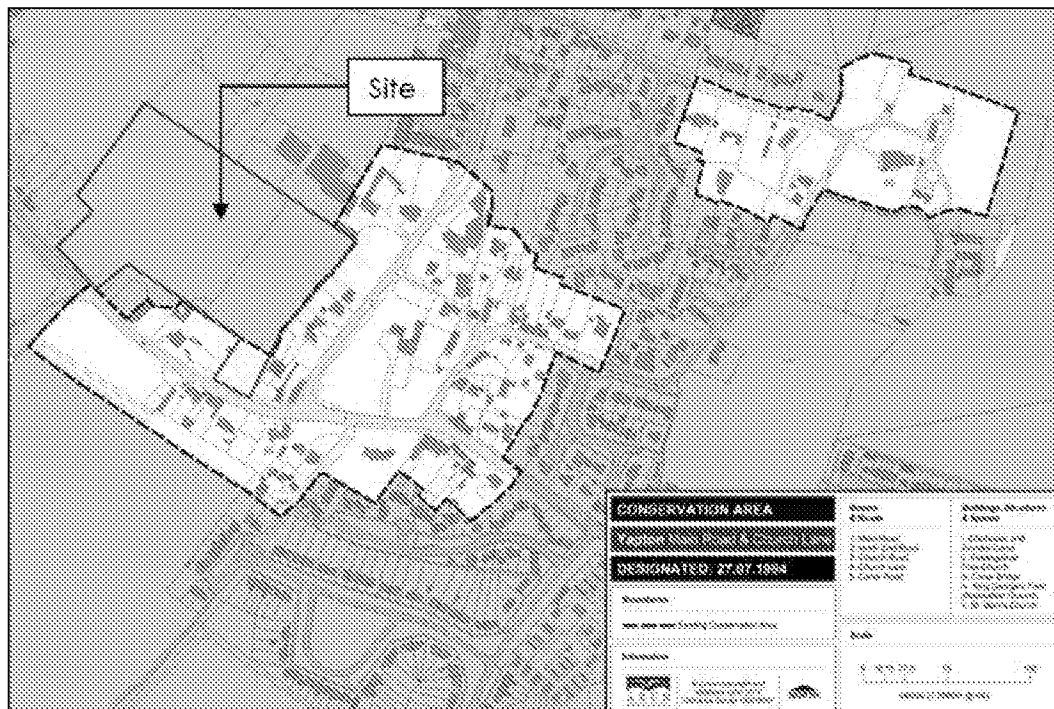


Figure 3: Yapton Conservation Area

- 2.3 The site is not physically constrained or subject to potential environmental constraints that would rule out the principle of residential development or require disproportional development costs to provide necessary highways or utility services infrastructure. There are no potential bad neighbour uses (i.e. waste management or treatment works, mineral extraction sites, B2 general industrial uses, sporting venues) in close proximity to the site, or Air Quality Management Areas (AQMAs). The site is generally level but rises gently northwards. Access to the site is obtained from the Main Road.
- 2.4 There are a range of key facilities and services within comfortable walking distance of the site, including GP surgeries and pharmacy, 2 churches, a village hall and playing fields, Yapton Church of England

Primary school, a pub, a small parade of shops (including post office and local store). Barnham railway station is 2 miles to the west and the site has good access to Bus Route 66, with bus stops close by. This route provides an hourly service (7:30 am to 5:30pm) to Bognor Regis and Barnham town centres / railway stations and Westergate, Eastergate and Walberton.



Photograph 1: View across the site from Main Road towards the north-west showing existing access to Elm Barn, part of the Bonhams Farm complex.



Photograph 2: View across the site towards the north showing the 'eastern' part of the site fronting Main Road



Photograph 3: View towards the site from North End Road. The site lies beyond the mature trees in the centre of the picture.

3.0 PLANNING HISTORY

- 3.1 There is no planning history on the appraisal site that is of direct relevance to a proposed development. The Council have granted outline consent for two major residential developments in Yapton this year, which are relevant to this application in terms of the principle of development outside the Settlement Boundary to Yapton.
- 3.2 In March and July 2016 the Council granted planning approval (ADC ref. F/7/15/OUT and Y/19/16/OUT) for 45 and 108 dwellings respectively on two sites off Burndell Road, Yapton subject to signing of Section 106 Agreements. These sites were considered to be in sustainable locations near to services and public transport routes. Whilst being located outside of the Settlement Boundary the Council considered the lack of a 5 year supply of deliverable housing sites rendered the relevant policies of the Development Plan as out of date. In accordance with the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF) planning permission was granted.
- 3.3 The application site is of similar distance to local services and facilities in Yapton as the above sites. The application site is considerably closer to the Yapton C of E Primary School.

4.0 DEVELOPMENT PROPOSAL

- 4.1 The current proposal comprises 56 dwellings, including 16 affordable dwellings (50:50 split between social rent and shared ownership), with a gross residential density of 17.5 dwellings per hectare (dph) and a net density of 21 dph. This is below the average residential density of 30 dpa, although is considered to be appropriate to this edge of centre location and is in keeping with the character and context of the area. The proposed mix of new homes comprises the following:
- 4 x 1 bedroom houses
 - 24 x 2 bedroom houses
 - 20 x 3 bedroom houses
 - 8 x 4 bedroom houses
- 4.2 The proposal includes a retained hedgerow through the site and reinforced boundary hedgerows and additional native tree planting. Over 0.5ha. of public open space comprising a Community Orchard / Wildlife Corridor, Local Area of Play (LAP) and general amenity areas, a new vehicular access, pedestrian access, sustainable urban drainage and reinforced hedgerows and additional hedge and tree planting. Detailed approval is being sought for a new vehicular access with Main Road and other matters of appearance, layout, scale and landscaping are being reserved for later detailed consideration.

Affordable Housing Statement

- 4.3 The application seeks planning permission for the erection of 56 dwellings, including a 30% provision of affordable homes, provision of public open space and associated access. The proposed mix of housing comprises of 40 open market units and 16 affordable units providing a range of housing types, sizes and tenures. The affordable housing element equates to 8 affordable rent and 8 shared

ownership properties. The number and size of each unit is set out in Table 2 and 3.

Affordable Rent Mix	Total	%
1 bed houses	3	38
2 bed houses	3	38
3 bed houses	1	13
4 bed houses	1	13
Total:	8	14.3

Table 2: Affordable Rent Mix

Shared Ownership Mix	Total	%
1 bed houses	1	13
2 bed houses	4	50
3 bed houses	2	25
4 bed houses	1	13
Total:	8	14.3

Table 2: Shared Ownership Mix

- 4.4 Policy A SP2. 'Affordable Housing' of the Submission Draft Arun Local Plan (2011-2031) seeks the provision of 30% of the dwellings to be affordable. The affordable houses would be pepper-potted throughout the site and would also be tenure blind to ensure they are indistinguishable from the market dwellings. It is expected that the overall number and likely mix of affordable units will be subject to a S106 Planning Obligation.

5.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)

- 5.1 Paragraph 14 states that where the Development Plan is absent, silent or the relevant policies are out of date and states that the presumption in favour of sustainable development requires the granting of planning permissions unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.
- 5.2 Paragraph 49 states 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 LPA cannot demonstrate a 5-year supply of deliverable housing sites'*.
- 5.3 This provides clear guidance regarding the weight that can be given to emerging Local Plans and Neighbourhood Plans where the District Council cannot demonstrate a 5-year supply of deliverable sites. The Council acknowledges that the development plan policies relating to housing supply are out of date and the emerging Local Plan policies currently carry limited weight. Subsequently the relevant policies for the supply of housing in the Neighbourhood Plan, including the village development boundary are also not up to date.
- 5.4 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the provisions of the statutory Development Plan, unless material considerations such as the NPPF indicate otherwise. Currently, the Development Plan for Arun comprises;
 - the 'saved' policies of the Adopted Arun District Local Plan 2003 (ADLP); and

- the 'saved' policies of the West Sussex Minerals Local Plan 2003 (SWMLP).

'Saved' Policies of the Adopted Arun District Local Plan 2003 (ADLP)

5.5 The ADLP covers the period to 2011. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Secretary of State (SoS) directed that from 27 September 2007, a schedule of 'saved' policies in the ADLP would be used to guide development until it is replaced with the new Local Plan. Also in September 2007 the SoS directed that a schedule of 'saved' policies in the SWMLP would come into force, although there are no restrictive mineral site allocations or policies directly relevant to the site. The following policies remain saved although in general, will be superseded by the Emerging Local Plan:

- GEN2. Built-up Area Boundary
- GEN 3. Protection of the Countryside
- GEN 7. The Form of New Development
- GEN 8. Development and the Provision of Infrastructure
- GEN 9. Foul and Surface Water Drainage
- GEN 12. Parking in New Development
- GEN 20. Public Open Space in New Development
- GEN 23 and 25. The Water Environment and Water Resources
- GEN 28. Trees and Woodlands
- GEN 29. Nature and Conservation

The Made Yapton Neighbourhood Plan 2014 (YNP)

5.6 The Referendum version of the YNP was published in 2014 allocates two sites for development, outside the current settlement policy boundary, one at Cinders Fields and the other to the north of the primary school, for a total of 100 dwellings. However, the YNP is considered to be out of date as there is an existing shortfall in housing supply and overall numbers for the District are currently under review.

Submission Draft Arun Local Plan (2011-2031)

- 5.7 In addition to the 'Saved' Policies of the ADLP, the emerging Local Plan reached Submission Draft stage in January 2015. The location of the site in relation to the Settlement Boundary is shown in Figure 4.

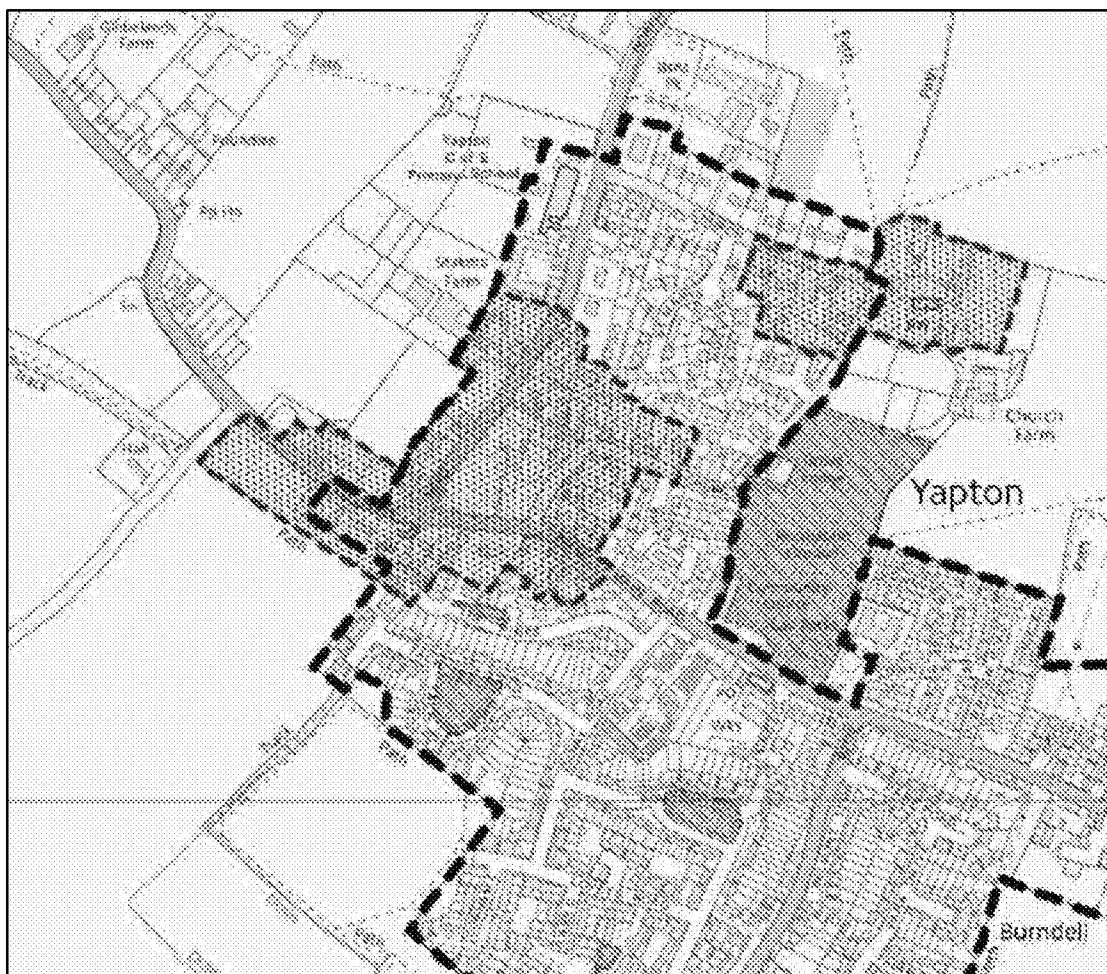


Figure 4: Extract from Submission Draft Arun Local Plan Proposals Map

- 5.8 The following policies are considered to be relevant to this application.

D DM1. Aspects of Form and Design Quality
D DM1 and 2. Internal and External Space Standards
D SP1. Design
ECC DM1. Renewable Energy

ECC SP1 and 2. Adapting to Climate Change and Energy and Climate Change Mitigation
ENV DM3. Non Designated Sites
ENV DM4. Protection of Trees
ENV DM5. Development and Biodiversity
ENV SP1. Natural Environment
H DM1. Housing Mix
H SP1. Strategic Housing Allocations
A SP2. Affordable Housing
INF SP1. Infrastructure Provision and Implementation
LAN DM1. Protection of Landscape Character
OSR DM1. Open Space, Sport and Recreation
QE SP1. Quality of the Environment
SD SP1. Sustainable Development
SD SP2. Built up Area Boundary
T DM1. Sustainable Travel and Public Rights of Way
T SP1. Transport and Development
W DM1. Water Supply and Quality
W DM 3. Sustainable Urban Drainage

- 5.9 Further to the postponement of the Local Plan Examination (PINS letter to ADC dated 29th July 2015) the Council are currently undertaking a series of studies to update and supplement the evidence base to address the recommendations of the Local Plan Inspector.
- 5.10 The Council intends to present draft Main Modifications to the Local Plan Sub-Committee in March 2017. As part of this process a number of strategic site allocations are being assessed working towards an 'Objectively Assessed Need' (OAN) of 919 dpa. As part of this process the Local Plan Sub-Committee has agreed to officer recommendations to assess a range of growth options, including 400-500 dwellings in and around Yapton.
- 5.11 On 6th December 2016 the Local Plan Sub-Committee agreed to officer's recommendations to support the principle of residential development on sites identified in the Housing and Economic Land Availability Assessment November 2016 (HELAA). The following key points were raised in the Committee Report:

- Arun has '*persistently under-delivered*' against this OAN and as such a 20% buffer should be applied to the calculation of the 5 year housing land supply.
- It is concluded that between 2.12 and 2.53 years of housing land supply exists, depending on whether the shortfall (1,535 dwellings) is dealt with in the first 5 years or over the whole plan period.
- It is indicated that a stepped housing trajectory, with the housing requirement changing (probably increasing) over the plan period, may be sought given the dependency on longer term strategic sites.
- Officers are inviting planning applications where;
 - sites are identified as being 'deliverable' in the HELAA and will not prejudice the emerging local plan and / or infrastructure delivery; and
 - sites comprise first phases of sites on the potential strategic allocations, subject to obvious caveats, as discussed in the BEW Briefing Meeting last night;
- Parish/Town allocation numbers are to be removed from the Local Plan and the Council will use the HELAA to identify a target for small sites to be allocated through a small sites Development Plan Document and / or updated Neighbourhood Plans.
- Officers are promoting accelerating the delivery of sites whilst work continues on the Local Plan and emerging Infrastructure Delivery Plan.

Housing and Economic Land Availability Assessment November 2016 (HELAA)

- 5.12 Further to the applicant's promotion of the site during the 'Call for Sites' public consultation process, the site has now been identified as deliverable within the HELAA. A relevant extract from the HELAA is provided below and Figure 5 provides an extract from the Council's interactive mapping.

HELAA Assessment Summary Table – Deliverable Sites

Reference	NEWY21
NLPG	10091566747
Site Address	Bonhams Field, Main Road
Grid ref	497545-103463
Parish Group	Villages
Parish	Yapton
Settlement	Yapton
Site Area (ha)	3.23
Net Developable Area (ha)	2.26
Viability Typologies	2-LG75
Description of site	The site borders the built up area boundary to the South East and Yapton Road to the South West. The site consists of open field with a neat hedgerow dividing it into two sections. Trees line much of the perimeter.
Existing use	Agriculture
Constraints	Lidsey Treatment catchment area, Archaeological notification area
Potential use for evaluation	Residential
Suitability Summary	The site is outside the built up area but adjoins the urban area. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable, however, from the information available, the site is considered suitable for future housing potential.
Availability Summary	The site was promoted as part of the May 2016 Consultation as available in the next 5 years
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable

Projected Potential Yields

Suggested Density		Suggested Total Yield				Promoted/Planning Application suggested total yield	
30		66					
2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
0	0	0	50	16	0	0	0
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
0	0	0	0	0	0	0	



Table 1: Classification of HELAA Sites

Deliverable - Commitment: to be considered 'deliverable' a site should have extant planning permission, be available now, be in a suitable location for development and be achievable within the next five years (i.e that development of the site is economically viable). These sites are coloured GREEN on the HELAA spreadsheet.

Deliverable: to be considered 'deliverable' a site should be available now, be in a suitable location for development and be achievable within the next five years (i.e that development of the site is economically viable). These sites are coloured BLUE on the HELAA spreadsheet.

Developable: to be considered 'developable' sites should be in a suitable location and there be a reasonable prospect that the site can be available and achievable in 6-10 or 11+years. These sites are coloured YELLOW on the HELAA spreadsheet.

Not currently developable: if it is not known when a site could be made available or ready for development, it is considered 'not currently developable' and is coloured GREY on the HELAA spreadsheet.

Deliverable/Developable Broad Location: Areas being considered as proposed strategic allocations, they are subject to more detailed assessment under the local plan sustainability appraisal process.

Figure 5: Extract from HELAA Interactive Map

6.0 PLANNING JUSTIFICATION

- 6.1 **The Principle of Development.** The site is identified in the Adopted Arun District Local Plan 2003 (ADLP) and the 'Made' Yapton Neighbourhood Plan 2014-2029 as being outside the settlement policy boundary for Yapton. In September 2007, the Secretary of State for Communities and Local Government issued a Direction to 'save' selected planning policies pending the preparation of local Development Plan Documents. In doing so it was stated that where policies were adopted some time ago it is likely that material considerations, in particular the emergence of new national policy, will be afforded considerable weight in planning decisions.
- 6.2 The National Planning Policy Framework (NPPF) 2012 now states a presumption in favour of sustainable development and that a lack of progress by a local planning authority in adopting a new Local Plan alters the weight given to the 'saved' local plan policies relating to the distribution of new housing, according to their degree of consistency with the NPPF. In the context of Yapton's acknowledged status as a sustainable location, and the Council's acknowledged inability to meet its 5 year housing land supply requirement, 'saved' Policy GEN3 of the ADLP which restricts residential development in the countryside, is rendered out of date. The NPPF therefore requires that any future planning application for residential development should be granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 6.3 **Development Deliverability.** The Council's HELAA (November 2016) has assessed the site (HELAA ref. NEWY21) and concludes the site is 'suitable' for future housing potential, 'available' in the next 5 years and 'viable and achievable'. A series of specialist assessments have been undertaken, as detailed in the supporting reports to this application, which have considered the detailed issues identified in the HELAA and after further investigation and consultation they conclude that the site is suitable for residential development.

- 6.4 The Local Plan Sub-Committee on 1st March 2016 agreed to a recommendation by officers that an option of 400-500 additional dwellings in and around Yapton would be assessed as part of the emerging Local Plan Modifications. These options formed part of development scenarios comprising of 758 dwellings per annum (DPA), 845 dpa and 1,000 dpa. Subsequently the Local Plan Sub-Committee on 24th November 2016 agreed to the officer recommendation to **invite planning applications where sites are identified as being 'deliverable' in the HELAA and will not prejudice the emerging local plan and / or infrastructure delivery.**
- 6.5 **Pre-Application Stakeholder Engagement.** The applicant has undertaken a significant amount of pre-application consultation, in accordance with the Adopted Statement of Community Involvement (April 2012), including;
- Preliminary discussions with Southern Water;
 - meeting with the Yapton Parish Council 16th August 2016;
 - a series of one-to-one meetings were held with residents of properties adjacent to the site on North End Road and Main Road in September 2016 (invitations were also sent to the Parish Council, ward Members and the MP for Bognor Regis and Littlehampton); and
 - a formal pre-application consultation with Arun District Council during June and July 2016.
- 6.6 In addition to the above a dedicated website was established, Freephone telephone enquiry line was offered to interested residents / parties and a Community Newsletter was issued to neighbouring households, Councillors, Parish Council and the wider Yapton community. The consultations identified a need for separation of the new development from the rear of properties on North End Road. The proposed Community Orchard serves a dual purpose of creating a green buffer, wildlife corridor and amenity space for existing and future residents. The development closest to the eastern boundary is restricted to single storey barn style homes to ensure a more discrete introduction of new development in views from the rear of these properties and to void overlooking from the new dwellings.

- 6.7 **Transportation.** The application is supported by a Transport Assessment which demonstrates that the proposals will have no unacceptable impact on the local highways. The proposed development is located within comfortable walking and cycling distance of local services and facilities including Yapton Church of England Primary School, Village Hall, local store (Co-Op), post office, butchers, Yew Tree GP Surgery, recreation ground and bus routes to Barnham Railway Station and Bognor Regis.
- 6.8 A detailed plan is submitted for a new vehicular access to be formed with Main Road which has been subject to a vehicle tracking assessment, along with the internal road network illustrated on the Proposed Layout Plan.
- 6.9 **Flood Risk and Drainage.** The site is located within Flood Zone 1 (low risk) and is therefore suitable for residential development in flood risk terms. The site is larger than 1ha and has therefore required a Flood Risk Assessment (FRA) to be undertaken. Surface water drainage would be designed as a Sustainable Urban Drainage System (SuDS) to reduce the risk of increasing downstream run-off, the details of which would be developed through a surface water drainage strategy at the reserve matters stage.
- 6.10 **Utilities.** Southern Water has confirmed there is an existing foul sewer running beneath Main Road. Connections can be made to this sewer, however improvements to the Lidsey WTW are likely to be required to accommodate flows from the site. Where there are justified requirements for further investment in infrastructure facilities, this will form the basis of a S106 legal agreement with the Local Planning Authority to provide appropriate funding. The site is served by gas, electricity, potable water and telecoms that run along the alignment of Main Road.
- 6.11 **Environment and Nature Conservation.** The application is supported by a Tree Survey and an Arboricultural Impact Assessment and Method Statement, Archaeological Desk Based Assessment, Heritage Assessment, Landscape Visual Impact Assessment, Ecological Assessment, (including Phase 1 Habitat Survey and Phase 2 Species Reports). The site does not lie within an area designated

as of landscape sensitivity or of nature conservation importance although the impact of development has been fully assessed, particularly including surveys of bats, barn owls, breeding birds, badgers, reptiles and great crested newts and there are no unacceptable environmental impacts arising from the current proposals.

- 6.12 The proposed landscape framework for the site would create a hierarchy of public spaces to soften the built environment and add visual interest. The open space provision afforded by this development is more extensive than most modern housing estates and includes a significant new amenity space for existing and new residents, forming a green buffer along the eastern boundary. Existing trees and field hedgerows will be retained and enhanced with additional planting around the boundaries of the development. This will help screen the development where there are limited views from the wider landscape to the north west and will provide improved connectivity around the boundary of the site for bats, additional nesting opportunities for birds and improved habitat.



Figure 7: Concept Masterplan (see submitted plans)

7.0 CONCLUSION

- 7.1 The proposal is for 56 dwellings and would contribute towards the growth option of 400-500 dwellings being assessed through the Local Plan Modifications. The land is currently available and suitable for development. The proposals are therefore in accordance with Paragraph 49 of the NPPF which states that housing application should be considered in the context of the presumption in favour of sustainable development, and that, where a LPA is unable to demonstrate that they have a minimum 5-year land supply of deliverable housing, relevant housing policies are considered out of date.
- 7.2 The site is not subject to significant physical or environmental constraints and no material planning considerations have been identified that would amount to demonstrable harm that would outweigh the presumption in favour of sustainable development. The submission of this application at this stage of the Local Plan process meets with the emerging growth options and offers the opportunity to provide an immediate and valuable contribution towards meeting housing land requirements.
- 7.3 The proposals will provide high quality homes in a range of sizes in a form and layout appropriate to its edge of village location and will have a semi-rural character. The design and layout would not compromise the amenities of neighbouring properties and would protect the character of the adjacent Conservation Area through minimising building heights and adopting a sensitive form and use of materials. The development will be set back from the rear of properties to the east by a Community Orchard and Wildlife Corridor and landscape enhancement will be provided on the perimeters to soften the appearance of development and support local biodiversity.
- 7.4 In-depth technical reports have been undertaken to ensure that the proposals comply with the aims and policies of the relevant 'saved' policies of the ADLP, the 'Made' policies of the Yapton Neighbourhood Plan and the emerging policies of the Arun Local Plan.
- 7.5 The proposals are therefore considered to comply with adopted and emerging Local and Neighbourhood planning policies and with National Planning Guidance.