

PLANNING STATEMENT



LAND ADJ. LAKE BARN, MAYPOLE LANE, YAPTON, WEST SUSSEX, BN18 0DR

**OUTLINE PLANNING APPLICATION FOR THE ERECTION OF A DETACHED SINGLE STOREY
DWLELING HOUSE ON LAND ADJ. LAKE BARN, MAYPOLE LANE**

APPLICANT:

MR & MRS PAYNE

LOCAL PLANNING AUTHORITY:

ARUN DISTRICT COUNCIL

PLANNING CONSULTANT:

CORBIL ESTATES & PLANNING LTD

DATE OF STATEMENT:

03 NOVEMBER 2017

1.0 INTRODUCTION

- 1.1.1 The applicant resides at Lake Barn which, as the name suggests, was an old agricultural barn that was granted permission and converted into a residential home in 2003-4. The applicant for that application (Y/20/03), and those responsible for the conversion of the barn into a high quality dwelling house, was Mr & Mrs Payne. Since that time, they have resided in the property and have become an integral part of the local community, assisting with many societies and community events within the village of Yapton.
- 1.1.2 Whilst still very much enjoying living at Lake Barn, looking forward from now they would like to downsize into a smaller property on one level, with less land and responsibility for upkeep. They value living within their current location and have invested a considerable amount of their time and efforts in improving the quality of this end of Maypole Lane. They would therefore like to utilise the land available to them by constructing a new house more suitable to their needs.
- 1.1.3 Their desire to downsize but to remain in the same location, has come at the same time as a substantial development is to be undertaken on land to the south of Lake Barn in the form of a reservoir serving Eric Walls Nursery. This reservoir will have a fundamental impact on the landscape character of the immediate context of the application site, and will for all intents and purposes change the landscape sensitivity and value of Lake Barn, the application site, and the immediate surroundings. The construction of a single storey, low-profile, dwelling house would not cause any greater harm to the landscape character.
- 1.1.4 The desire of Mr & Mrs Payne to downsize into a smaller property, and to do so through expending their efforts and resources into building their own home, also coincides with a realisation at both the district and local level that there is an acute and severe housing shortage that needs to be addressed in the immediate future. This acute housing shortfall, and its implications, have been solidified on 13 October 2017 with the release of the decision on the called-in appeal at Land off Burndell Road in Yapton.
- 1.1.5 The appeal sought outline planning permission for up to 108 houses on a greenfield site beyond the edge of the settlement boundary. It contravened the Local Plan (LP) and Neighbourhood Plan (YNP) policies of settlement constraint and housing location and provision, however these policies were tempered by the revised objectively assessed need (OAN) in 2016, which has identified a need for up 919 dpa, which is a substantial increase on the 580 dpa originally envisaged at the time that the YNP was adopted in 2014.
- 1.1.6 With a desperate 1.9 years supply of deliverable housing sites across the district, and the lack of any immediate progress on review of the YNP and its associated site allocations, the Secretary of State has found that there is a considerable and overwhelming need for housing within the district and local area such that the relevant policies for the supply of housing within the LP and YNP are deemed to be out of date and carry only limited weight.

- 1.1.7 The Land off Burndell Road decision has therefore established a clear and convincing direction from the Secretary of State whereby the presumption in favour of sustainable development is to be applied equally to housing within and outside of the settlement boundary. The size and quantum of housing being immaterial to the status of the relevant policies for the supply of housing in the LP and YNP, means that a proposal for housing on the application site should be granted *unless where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.. (paragraph 14 of the NPPF)*
- 1.1.8 Through a detailed assessment of the proposed development it can readily be shown that the adverse impacts arising from this development are extremely limited, and for this reason the tilted planning balance under paragraph 14 (NPPF) is not weighted to such an extent that any perceived harm outweighs the benefit of housing provision. The fact that the applicant will move into the new dwelling is not material insofar as this will still result in the net gain of one dwelling house through the sale of Lake Barn on the open market. The proposal will also add a single level property into the supply for Yapton, where there is distinct lack of availability for this building type at the present time. A net gain in one dwelling house carries with it substantial benefits that clearly and convincingly outweigh any perceived harm that maybe identified as resulting from the proposal.
- 1.1.9 The full case for the applicant is contained within this planning statement, and we would ask the decision taker to give full and proper consideration to all of the contents of this statement, as together we believe that there is a compelling case for granting permission.

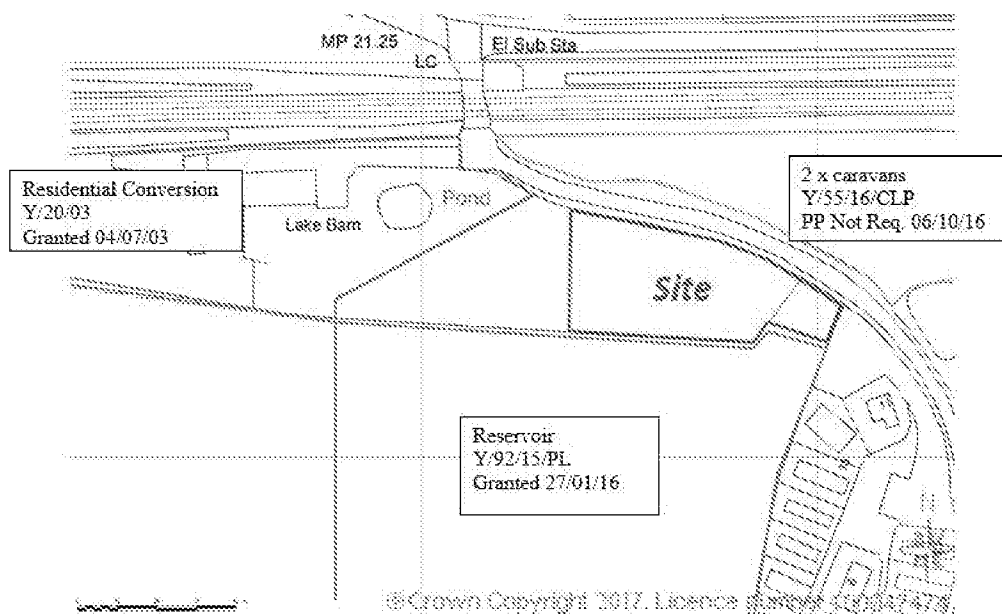
2.0 SITE CONSTRAINTS

- 2.1.1 The application site is located within the countryside between the built up area boundaries (and their associated inset maps on the LPA's proposals map) of Yapton to the south, Barnham to the west and Walberton to the north.
- 2.1.2 The site is not within a footnote 9, paragraph 14 designated area.
- 2.1.3 Historic England's register of protected assets has identified that there are no statutory listed buildings or scheduled ancient monuments within at least a 300m radius of the application site. The closest listed buildings are The Thatched Cottage (to the west) and The Old Cottage (to the south-west), both of which are located aside of North End Road.
- 2.1.4 The Environment Agency's Flood Map for Planning has been consulted in the preparation of this application, and the site shows as being within Flood Zone 1, with the nearest watercourse and flood zone being located approximately 500m to the east close to the level crossing on North End Road/ Yapton Road.
- 2.1.5 The application site lies within Zone 2 (Five Villages) of the Arun District Council Landscape Study dated August 2006 (2006 to 2026). It is identified within sub-area 22 'Barnham – Yapton Coastal Plain' and has been given a Medium-High rating for Landscape Capacity.
- 2.1.6 There are no habitat constraints on the application site.

3.0 RELEVANT PLANNING HISTORY

3.1 General Planning History of Surrounding Area

- 3.1.1 The application site is within an area which is in the process of a transformation in terms of the surrounding character of development. The host dwelling of Lake Barn was the subject of a residential conversion that was granted in 2003. The land to the north and east of the site has previously had permission for residential development (Y/77/10) but has more recently been issued a Certificate of Lawful Proposed Use/Development (CLOPUD) for the unfettered continuation of the positioning of two caravans on the site for residential purposes.
- 3.1.2 To the south of the site, planning permission was granted for a reservoir to be constructed above ground, under application Y/92/15. This permission is in the process of being implemented at the present time, and this includes other work such as the erection of large greenhouses to the south-west of the application site. Only the reservoir section of the development approved in Y/92/15 is shown within the plan below.
- 3.1.3 The plan below shows the application site in red, and surrounding this the aforementioned planning history shown within coloured borders respective to the development described within the text box. This plan is material to the consideration of the application as it represents the lawful position of surrounding development within the next few years, and how the character of the area will change, thereby affecting the proposal site.



- 3.1.4 Whilst the application sits north of the settlement boundary to Yapton, an important called in appeal was determined by the CLG on 13 October 2017 concerning a proposal for a green field site to be developed at Land off Burndell Road in Yapton. The appeal decision allowed 108 houses under an outline planning permission ref. Y/19/16/OUT. The decision has significant implications for the consideration of all applications seeking to provide a net gain in housing within Yapton and the District as a whole, including this application.

3.2 Lake Barn, Maypole Lane

- 3.2.1 **Y/20/03** – Conversion of barn to dwelling and erection of garage. Granted on 04 July 2003.

3.3 Lake Dell, Maypole Lane

- 3.3.1 **Y/55/16/CLP** – Application for a Lawful Development Certificate for a proposed continued use of land for 2no residential caravans. Planning permission not required on 06 October 2016.
- 3.3.2 **Y/77/10** – Construction of a single detached 1 ½ storey 3 bedroom house and detached garage. Granted on 25 November 2010

3.4 Land at Long Acre Field, Maypole Lane

- 3.4.1 **Y/92/15/PL** – Erection of glasshouse & reservoir & associated buildings (re-submission following Y/36/15/PL). This application affects a Public Right of Way. Granted 27 January 2016.

3.5 Land off Burndell Road, Yapton

- 3.5.1 **Y/19/16/OUT** - Outline application for the development of a maximum of 108no. residential dwellings, vehicular access from Burndell Road, public open space, ancillary works & associated infrastructure. This application is a Departure from the Development Plan. Granted by Called-In Appeal on 13 October 2017.

4.0 PLANNING POLICY CONTEXT

5.1 STATUTORY LEGISLATION

5.1.1 The following pieces of statute form the legislative basis for the lawful processing and determination of a planning application made to the Local Planning Authority:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Order 2004

5.2 NATIONAL PLANNING POLICY FRAMEWORK (& PPG)

5.2.1 The following documents have been held in court as not forming part of the development plan for the purposes of section 70(2) of the Town and Country Planning Act 1990, however they are of substantial importance in terms of following national planning policies and guidance relevant to the determination of planning applications:

- National Planning Policy Framework (2012)
- Planning Practice Guidance (updated 2015)

5.3 DEVELOPMENT PLAN

5.3.1 The development plan is made up of two documents in this case with the Arun District Local Plan (LP) forming the district level planning policy, and the Yapton Neighbourhood Plan (YNP) forming the local level of planning policy framework.

5.3.2 The policies relevant to the determination of this application are set out within the following tables, however we would underline the fact that we give different weight to those policies relevant to the supply of housing, and for ease of reference we highlight these in red below.

5.3.3 Arun District Local Plan (2003)

Policy No:	Policy Description:
GEN 1	SUSTAINABILITY
GEN 2	BUILT UP AREA BOUNDARY
GEN 3	PROTECTION OF THE COUNTRYSIDE
GEN 4	LOCATION AND TRAVEL DEMAND

GEN 5	PROVISION OF NEW RESIDENTIAL DEVELOPMENT
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 18	CRIME PREVENTION
GEN 21	RENEWABLE ENERGY
GEN 22	BUILDINGS OR STRUCTURES OF CHARACTER
GEN 32	NOISE POLLUTION
AREA 12	AGRICULTURAL LAND QUALITY
APPENDIX 2	CAR PARKING STANDARDS

5.3.4 Yapton Neighbourhood Plan (YNP)

Policy No:	Policy Description:
BB1	BUILT UP AREA BOUNDARY
H1	HOUSING REQUIREMENT
H2	DWELLING SIZE
E4	MINIMISING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT
PK1	PARKING STANDARDS FOR NEW RESIDENTIAL DEVELOPMENT

5.4 Emerging Policy Framework

- 5.4.1 A summary of the emerging policy framework and its implications is detailed within section 6.1 of this planning statement.

6.0 PLANNING APPRAISAL

6.1 Principle of Development

6.1.1 The starting point for the consideration of this application is section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that in dealing with an application the authority shall have regard to the provisions of the development plan unless material considerations indicate otherwise.

6.1.2 The National Planning Policy Framework (NPPF) represents up-to-date Government planning policy that must be taken into account by the decision taker where it is relevant to a planning application or appeal. In the case of assessing housing policy within a development plan, the NPPF is highly material, and the LPA must determine the application in accordance with the policies of the framework unless they provide clear and convincing reasons for not doing so. There is not considered to be any such reasons in the case of this LPA.

6.1.3 Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development, and requires that Local Plans should meet objectively assessed needs for their respective areas with sufficient flexibility to adapt to rapid change, and that for decision taking purposes the presumption means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *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; or*
 - *specific policies in this Framework indicate development should be restricted.* ⁹

6.1.4 This planning application has been predicated on the basis that the development plan for the LPA is out-of-date, and that for this reason some of the policies relevant to the proposed scheme should be given lesser weight and planning permission should be granted for the proposed development. There being no adverse impacts that would give rise to a situation whereby the benefits of the proposed scheme would be significantly and demonstrably outweighed by any harmful impacts, or where there are specific policies in the framework that indicate development should be restricted.

6.1.5 Paragraph 49 of the Framework states:

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.

- 6.1.6 The latter section of the paragraph (49) referring to paragraph 47 of the NPPF where LPAs are required to: (i) use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area; and (ii) identify and update annually a supply of specific deliverable 11 sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moving forward from later in the plan period) to ensure choice and competition in the market for land.
- 6.1.7 It is therefore necessary to consider what policies are considered relevant to the supply of housing, and whether the LPA can demonstrate a five-year supply of deliverable housing sites against their requirement based on the full objectively assessed need (OAN). In this assessment it is necessary to look at the current Local Plan for the LPA, the Neighbourhood Plan for Yapton (the nearest settlement), and the currently formulating Local Plan. A useful point of reference is the decision of the CLG at Land off Burndell Road in Yapton.

6.2 Land off Burndell Road, Yapton

- 6.2.1 On 13 October 2017, the CLG issued a decision on the called-in appeal for an outline scheme of up to 108 houses on Land off Burndell Road in Yapton. The appeal was allowed predominantly on the basis of an acute housing shortfall that triggered paragraph 49 and 14 (2) of the NPPF, and allowed for development beyond the settlement edge boundary, in conflict with the development plan which was considered to be out of date.
- 6.2.2 For the purposes of clarity, the development plan in the case of this appeal decision was the same as that under which the current application the subject of this statement will be assessed, namely the Arun District Local Plan (2003) and the Yapton Neighbourhood Plan (2014) (abbreviated in this statement to LP and YNP). In accordance with paragraph 216 of the NPPF, the Inspector considered the emerging Arun District Local Plan (ELP), however he gave it limited weight owing to its early stage.
- 6.2.3 Under paragraphs 12 and 13 of the CLG decision, the Secretary of State agrees with the Planning Inspector insofar as those policies relevant to the supply of housing include GEN2 and GEN3 of the LP, as well as policy BB1 of the YNP. These policies principally relate to the out of date housing requirement within the LP, and the constraints imposed on housing supply by the countryside restraint policies beyond the built up area boundary. Against such

a limited housing land supply as demonstrated by the LPA, the Secretary of State determined on 13 October 2017 that these policies carry limited weight only.

- 6.2.4 Paragraph 171 of the Inspector's decision describes how the OAN that currently underpins the YNP (580 dpa as adopted in 2014) is significantly out of date following the Householder projections that were issued in 2014, the findings of the EiP Inspector in early 2016, and the GL Hearn report of September 2016. The Inspector for this appeal favoured the LPA's present position that is being promoted which is based on a figure of 919 dpa, and this is considered to be appropriate for consideration in this application as well.
- 6.2.5 Paragraph 174 of the Inspector's report places the LPA's current housing land supply position at 1.9 years at best, which represents a substantial under provision against the latest evidenced OAN, and a severity of housing land supply shortage that requires re-consideration of the weight that can be afforded to the present policies of the YNP.
- 6.2.6 The present YNP offers a housing requirement of 100 dwellings based on the now out of date OAN, and whilst policy H1 does allow for flexibility in terms of further allocations beyond the settlement boundary if it came to light later on in the plan period that a higher housing requirement was necessary, the LPA considers that the release of land outside of the settlement boundary needs to be assessed under a review of the YNP and subsequently put into a Small Sites DPD, which is to be scheduled for preparation 3 years after the adoption of the ELP. To date, the YNP has not been revised and no further sites have been allocated since the substantially revised OAN was published, and since the appeal decision was issued on the Ford Lane site in September 2016.
- 6.2.7 The appeal decision issued by the Secretary of State at Ford Lane, was a decision based on a markedly lower housing requirement of 758 dpa, thereby resulting in a housing land supply position of over 3 years. The present position in regards to the latest and substantially revised OAN means that the housing requirement has increased to 919 dpa and a supply of less than 2 years. The position is therefore materially different to that of when the Ford Lane decision was issued by the Secretary of State, and the most recent appeal decision at Land off Burndell Road is the most contemporary and therefore valid planning decision to follow.
- 6.2.8 In accordance with the most recent appeal decision, the weight to be given to those policies of the LP and YNP identified above is limited and severely tempered by the significance of the local housing supply shortfall, on the other hand, the benefits brought about by increased housing land supply in the immediate term is considered to be given substantial weight in the decision. The current position of the ELP does not change this substantially, even were it to be found sound quickly, as set out under paragraph 190 of the appeal decision on Land off Burndell Road:

190. Even if there is little delay in the finding of soundness of the ELP and the Council quickly adopts it as part of the development plan, Yapton Parish Council will

then have to allocate sites which will create some delay with uncertainty in the meantime.[32] The Framework identifies in paragraph 185 that Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies. [50] I consider that to delay until after the adoption of the LP and allocations through a review of the YNP would seriously harm deliverability of housing including affordable homes locally.

6.3 The 'Presumption in Favour of Sustainable Development'

6.3.1 The severe shortage of housing land supply, in part created by a substantial revision to the OAN in 2016 and the absence of a revision to the YNP, has led to there being a current position where the policies relevant to the supply of housing within both the LP and YNP cannot be said to be up to date. The policies of the ELP equally carry limited weight.

6.3.2 This is the position adopted by the Secretary of State in a very recent and relevant appeal decision, and which applies as equally to the appeal scheme in that case as it applies to the consideration of the application the subject of this planning statement. The scale or quantum of housing provision on a site being immaterial to the determinative question of whether or not the policies of the development can be said to be up to date.

6.3.3 The consequence of the relevant policies for the supply of housing being given less weight under paragraph 49 of the NPPF is the relaxation of the settlement boundary as a constraint to residential development, and the provision of a 'presumption in favour of sustainable development' (paragraph 14) being given to applications that provide for the supply of housing within Yapton, whether inside or outside of the defined settlement boundary.

6.3.4 The application of the presumption in favour of sustainable development and the second part of paragraph 14 of the Framework where the relevant policies of the development plan are out of date means that planning permission should always be granted unless:

- *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; or*
- *specific policies in the Framework indicate development should be restricted.* 9

6.4 Landscape Character & Design

6.4.1 The LPA commissioned the preparation of its Landscape Study in August 2006 with a view to informing the Local Development Framework (LDF) on the potential for parts of the District to absorb major residential development without causing an unacceptable impact on landscape character and the setting of outstanding assets.

- 6.4.2 The application site is located within the Regional Landscape Area of the South Coast Plain, and within the local area of '22. Barnham – Yapton Coastal Plain. The area is described within the landscape study as follows:

Land uses around Westergate, north of Eastergate, and lying to the east of Barnham are a mosaic of horticulture: both glass houses and nurseries, paddocks, pasture and small holdings associated with low density, linear, post war development. These mosaics are extensive particularly to the north of Eastergate and east of Barnham...

- 6.4.3 A review of the appended Landscape Character Area Map shows the site as being within an area described as L1a – Large-scale enclosed arable farmland. This is considered to be accurate insofar as the land to the south of the application site is concerned.
- 6.4.4 The landscape capacity of an area is determined by the potential impact of a development with the typology of 2-3 storey buildings, with occasional 4-5 storey landmark buildings, in a strong landscape framework including trees of an appropriate scale. The landscape assessment considered to determine capacity is based on 'landscape value' and 'landscape sensitivity'. Where an area is considered to have a negligible landscape capacity the value and sensitivity levels will represent major impacts, and conversely where there is an area with a very high capacity the impact on landscape value and sensitivity will be negligible.
- 6.4.5 The application site is located within an area classified as having a medium-high landscape capacity meaning that for a development of the size being modelled (as above) it would be expected that there would be either a moderate impact on landscape value and only a slight impact on landscape sensitivity, or conversely there would be a slight impact on landscape value and a moderate impact on landscape sensitivity. The results on landscape value and sensitivity for character area 22 are shown below:

Area 22 – Barnham – Yapton Coastal Plain

Landscape Sensitivity	Inherent Landscape Qualities	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity *	Final Assessment * *

- 6.4.6 The site is positioned with landscape character area 22 (Barnham – Yapton Coastal Plain), and putting the identified landscape capacity for this area into context with all of the other 44 landscape character areas in the district, it should be noted that there are only 2 landscape character areas with a greater capacity for development. It can reasonably be said therefore, that application site is within an area where there is some of the greatest capacity for new development with the resultant smallest level of harm to landscape character.
- 6.4.7 It is considered that when assessing the landscape sensitivity of the application site, this would be markedly less than the ‘moderate’ classification given to the wider final assessment of the landscape character area. The reason for this is because of the lower significance that the application site has in terms of the separation gap between Barnham and Yapton when compared to the landscape character of the area as whole.
- 6.4.8 The site is positioned to the north of Yapton as oppose to within the gap to the west of Yapton and east of Barnham, and the site is also very much contained by existing and approved development, with residential uses to the west, north and south-east of the site, and a large reservoir being implemented to the south of the site. The application site is very much a continuation of the linear form of development along the western and southern sides of Maypole Lane, and infills the gap between the Park Home Site to the south-east, the residential park homes to the north-east and the host dwelling of Lake Barn to the west. The landscape sensitivity of the site (as opposed to the character area) is very much diminished by the surrounding development and existing and approved land uses.
- 6.4.9 Similarly, the landscape character area as a whole has a higher landscape value on account of there being a number of conservation areas, listed buildings and flood zones within the defined geographic area in which the application site is situated. This has given the character area a 4/5 for landscape value in terms of ‘other designations’. However, the application site is very much contained and is not within any sphere of influence / setting of a conservation area, listed building or any other heritage asset, or a flood zone. Consequently, the application site has a lower landscape value than the overarching landscape character area, and this gives lesser weight to the impact of the proposed development.
- 6.4.10 It should furthermore be noted that the landscape capacity assessment has been determined on the basis of a major development (10+ units) with heights of between 2-3 storeys and the occasional taller building. This has been the nature of development that has been factored into all of the individual assessments of landscape value and sensitivity. The application however, only proposes a single detached dwelling house with a ridge of no greater in height than 5.0m It is akin to a detached bungalow in scale. Commensurately therefore, its impact on landscape character would be very much lessened than the perceived effects that have informed the district’s landscape study.
- 6.4.11 In conclusion, having accepted that residential development within the countryside and beyond the settlement boundary of Yapton would be given the presumption in favour of

sustainable development for the reasons outlined in the sections above, it is necessary to consider the extent of any landscape harm that would befall the area as a result of the proposed development of the site for a single storey dwelling house. The landscape study for the district shows that the character area in which the site is located does have a medium - high capacity, and in landscape terms is one of the most preferential areas within the district to develop for new housing.

- 6.4.12 When taking into account the localised landscape character of the vicinity of the application site, which is considerably higher than the wider character area owing to the site's visual containment and distance from any valued designations, as well as having in mind the considerably smaller nature of the development being proposed, the impact of the proposed scheme on the landscape character of the area is considered to be negligible. Even in the worst case scenario, where the landscape impact of the development was considered to be slight or even moderate, this would be outweighed by the benefits of the scheme in terms of housing provision to meet an acute and severe need.

6.5 Design and Siting

- 6.5.1 This is an outline planning application that only seeks to agree the principle of the development of the site for one single storey detached dwelling house of no greater than 5m in height (means of access is subject to consideration in the next section). The appearance, landscaping, layout and scale of the development is to be left for detailed consideration at the reserved matters stage.
- 6.5.2 In saying this, the applicant has provided a full set of scaled plans that are intended purely as an indicative scheme to assist the decision taker through informing their consideration of the application on the basis of the sort of scale and design of house that is being envisaged. The floor space is commensurate with a family sized dwelling house spread across a single floor plate, and of the size required to meet the National Technical Housing Standards.
- 6.5.3 The height and scale of the proposed development is typical of a single storey structure of the floor space being intended. It has a low roof pitch at only 20 degrees, and this is split into two sections with a view to limiting the overall massing and height of the building. The design is contemporary by its nature, and with the absence of any prevailing architectural style to follow within the vicinity of the site, there is considered to be no reason why such an architectural approach should be considered as inconsistent. In any case, the matter of appearance is one to be reserved at this stage of the process.
- 6.5.4 The reserved matters application will contain a full landscape strategy for the new dwelling house, and this will ensure that it blends into the local landscape as appropriate. The dwelling house is positioned and so as it is set back from the highway, and will be very much

hidden from any medium to long range views from the south by the silhouette of the large reservoir presently under construction on the adjacent land holding.

- 6.5.5 The reserved matters application will be supported by a full suite of documents to demonstrate that the proposed dwelling house is appropriate in terms of elevational design, massing and scale, siting on the application site, and landscaping to blend the new development into the semi-rural character of the area.

6.6 Car Parking & Access

- 6.6.1 The indicative development being sought permission will provide a single dwelling house with up to four bedrooms. This size of the dwelling would require 2 off-street car parking spaces, and there is sufficient space on the site to ensure that these are provided, along with adequate turning area and space for visiting vehicles. All parking areas will be screened by landscaping to be agreed at the reserved matters stage.
- 6.6.2 Access onto the highway will be provided through a gate that leads from the site onto Maypole Lane in the north-east corner of the plot. This access has dual use with the vehicles attending the reservoir for inspection and maintenance. The applicant has a right of way over this land, and has the control ownership necessary to create suitable visibility splays onto the highway.
- 6.6.3 Whilst this section of Maypole Lane does represent a public right of way, beyond the adjacent Park Home Site to the east the highway only serves access to Lake Barn, the field to the south of the application site, and maintenance operatives using the level crossing to the north-west (i.e. Network Rail). The level crossing is not open for public vehicular access, and therefore the level of traffic movements along this section of Maypole Lane is extremely limited. The application proposes only one dwelling house and therefore similarly, the proposed intensification of the use of this section of highway is likewise extremely limited.
- 6.6.4 The unmade surface of the highway, together with the vegetation either side of the carriageway and lack of any intensive use of this section of the road, means that vehicle speeds are significantly less than 20mph. A minimal visibility splay is therefore provided to ensure that vehicles egressing the site do not come into conflict with slow moving traffic and any occasional pedestrian, cyclist or equestrian that may happen to be passing the site along this section of Maypole Lane.
- 6.6.5 Full details of the site's access and egress movements are provided on the access site plan that accompanies this outline planning application.

6.7 Sustainability

- 6.7.1 The application site is located within 700m of Yapton CE Primary School and 800m of Avisford Medical Group (GP surgery and chemist). The centre of Yapton is approximately 1200m to the south of the application site and this provides a Coop supermarket and post office, a butchers, a hairdressers and a fish and chip shop. The site is within 600m of St Mary's C of E Church, and is had a public house within 150m to the south.
- 6.7.2 Maypole Lane is very lightly trafficked, with reasonably good sightlines, and is suitable for use by pedestrians. There are dedicated pavements from the junction of Maypole Lane and North End Road to the aforementioned shops and services within Yapton. Within 100m to the south of the Maypole Lane junction is a two way bus stop, which provides regular bus services to Yapton, Barnham, Littlehampton, Chichester and beyond. At Barnham there is a larger number of shops and services, as well as a mainline rail station that provides trains to Brighton, Bognor Regis, Portsmouth, Southampton and Central London.
- 6.7.3 In 2003 the Local Planning Authority accepted the residential development of an agricultural barn to the north-east of the site (i.e. Lake Barn) and there were no concerns raised at that stage in respect of the sustainability of the location of a new residential unit. The distance to shops and services has not changed since that time, nor has the highway or public transport infrastructure, and on this basis the application site is similarly deemed to be sustainable.
- 6.7.4 Whilst the application only seeks outline permission for a dwelling house on the site, and therefore construction details and energy efficiency measures are not subject to assessment at the present stage, the applicant is intended to making the development highly sustainable. To this end, the following measures are being proposed:
- Solar Panels or Tiles and Batteries for storing electricity. (Tesla)
 - Rainwater saving and Bore Hole. (Sussex Environmental)
 - Private sewage system. (Bio-Bubble)
 - Ground/Air source heat pump. Underfloor heating. (Nu-Heat or similar)
 - Triple Glazing, High level of Insulation. (Scanda-Hus or similar)

Statement prepared by:	James Hutchison BA MA MRTPI	
On behalf of:	Mr & Mrs Payne	
Signed Off / Release Date:	03 November 2017	
Document reference:	CBL/0817-113/PS	Revision: [FINAL]