



APPLICATIONS & APPEALS SERVICES

CHURCH FARM HOUSE
CHURCH LANE
YAPTON
BN18 0EP

Removal of tennis court and construction of self-
build single storey energy efficient dwelling

PLANNING, DESIGN
& ACCESS STATEMENT

NJA/25/169

July 2025



CONTENTS

1.0	INTRODUCTION	3
2.0	PHYSICAL CONTEXT	4
3.0	PLANNING HISTORY	7
4.0	PLANNING POLICY CONTEXT	8
5.0	DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT	15
6.0	LAYOUT, DESIGN & APPEARANCE	24
7.0	ACCESS & PARKING	36
8.0	INFRASTRUCTURE	37
9.0	PLANNING BALANCE AND CONCLUSION	38

1.0 INTRODUCTION

1.1 Planning permission is sought for the subdivision of the curtilage to Church Farm House to create a new planning unit to contain a single storey three-bedroom dwelling on land that presently contains a tennis court together with provision of on plot parking and amenity space as a self-build development. Access will be taken from the public highway via a shared driveway.

1.2 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;

- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision
- **Heritage** – impact of the proposal on the setting of heritage assets comprising listed buildings and a conservation area.

1.3 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

2.0 PHYSICAL CONTEXT

- 2.1 Church Farm House sits to the north of Yapton and within a broadly rectangular plot orientated to extend west to east. The plot currently contains a detached dwelling positioned to the southeast corner with its garden extending west and north from the front elevation. This garden land comprises an inner formal garden sitting within immediate proximity to the dwelling of Church Farm House and enclosed by a Georgian garden wall. Beyond this sits an outer garden as part of the wider lawful residential land associated with the property containing the tennis court, garage and planting.
- 2.2 The grounds to Church Farm House are discretely positioned in the public domain given the corner position of the access point where Church Lane meets Church Road. The boundary to the site is demarcated to the public domain by a flint wall with trees behind. The dwelling has no prominence to the public domain and the tennis court can only be glimpsed at a distance from the main entrance.
- 2.3 Access to Church Farm House is from Church Road to the southwest via an extended driveway that sits contiguous to the northern boundary of St Mary's Church positioned to the south. The driveway contains a spur to an area of

hardstanding positioned to the south of a tennis court with outbuildings adjacent and then continues east through a gated entrance to culminate forward of the property providing further parking. To the north of the driveway sits landscaped amenity grassland and to the northwest is a tennis court beyond which is meadow grass containing dispersed trees.

- 2.4 The surrounding area is predominately residential and comprises properties mainly of a detached form although there are examples to the west of Church Lane of terraced properties. Properties front the respective highways and sit within mature verdant plots with a mix of dwelling types, design and materials, and rising to a mix of single storey through to 2 storey heights with bungalows, chalet bungalows and full height dwellings. Designs range throughout the area according to the period of build bringing an architectural mix in terms of design and materials. Many of the properties have been extended and altered over time to meet the requirements of the respective occupants. Parking is mainly provided within the curtilages on driveways or within garages with unrestricted access available for on-street parking.
- 2.5 Yapton is experiencing expansion with new build estates to the north and northwest extending the settlement into the

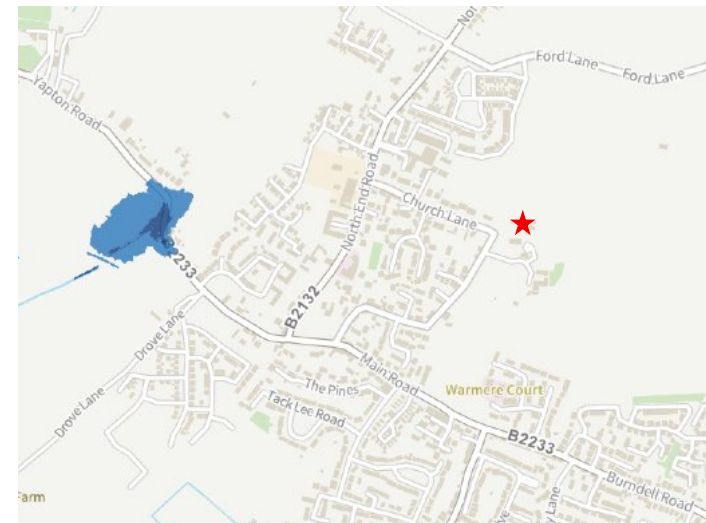
adjacent countryside. Church Farm House, whilst located outside of, the settlement boundary for Yapton, it is contiguous with the boundary and sits within the Church Lane Conservation Area. To the southwest of the site sits Church House, a Grade II listed building, with the Grade I St Marys Church to the south. The site is located towards the periphery of the village with agricultural land to the north. Across this parcel of land extends Public Right of Way 359 which connects to Church Lane along the western boundary of the application site.

- 2.6 The site is located in Flood Zone 1 as determined by the Environment Agency Flood Risk Maps for Planning. This places the site at low risk from fluvial flooding. However, the inner garden, being the area inside the walled garden, for Church Farm House is at risk from surface water flooding. The land subject of the application sitting outside of recorded as not being at the same risk.

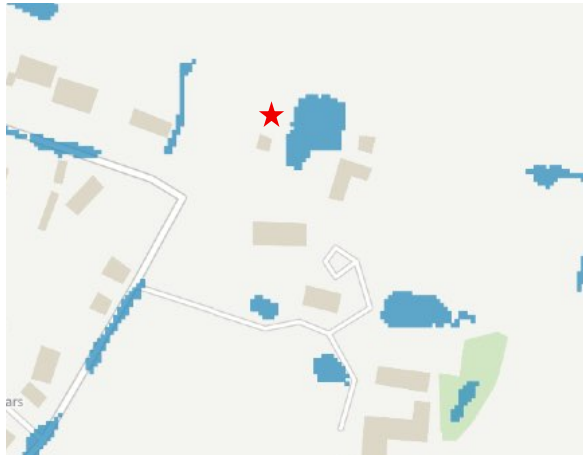


Application site at Church Farm House

Flood Risk Maps for the site



Nearest area at risk from fluvial flooding
(site marked with star)



Surface Water flood risk

(siting of proposed property marked with a star)

2.7 Set out below are some photographs of the site which provides further context.



Access from public highway



View along driveway to spur



Hardstanding and outbuilding



Gated entrance to house



Entrance to dwelling



View along driveway



Church Farm House



View from dwelling



Tennis court – siting of proposed dwelling



Curtilage to the proposed dwelling

3.0 PLANNING HISTORY

3.1 Church Farm House lies within the administrative area of Arun District Council for planning purposes. An examination of the online planning register reveals the following planning history for the property.

- Y/95/87 - New 2 storey extension to provide living room with bedroom and bathroom above in place of existing kitchen with bedroom over. Refurbishment of remainder of property & minor internal alterations & new double garage. Permission granted 30 November 1987.
- Y/49/88 - Proposed 2 storey extension to provide new breakfast room with bathroom over & new 4.0m wire fence to new tennis court. Permission granted 11 July 1988.
- Y/24/95 - Change of use & conversion of outbuilding to small dwelling unit. Permission refused 03 August 1995.
- Y/54/02 - Erection of detached bungalow and associated parking spaces (Departure from Development Plan). Refused 19 August 2002. Appeal dismissed 20 May 2003 (ref APP/C3810/A/03/1107835).
- Y/40/05 - A new family/garden room extension and kitchen/bedroom extensions. Permission granted 11 July 2005.

- Y/53/15/HH – Replacement of existing mansard garage roof with new pitched roof & conversion of former garage into ancillary residential accommodation to main dwelling. This proposal affects the Character & Appearance of the Yapton (Church Lane) Conservation Area & has the potential to Affect the Setting of a Listed Building. Permission granted 27 August 2015.

3.2 The planning history does reveal the refusal of planning permission for the conversion of an outbuilding to form a dwelling in 1995 and for the erection of a detached bungalow on the site in 2002. This later decision was refused on the grounds of the location in a rural area and impact on the historic environment. This decision was subject to an appeal and unfortunately the application documents or appeal decision is not available online in order to provide an analysis of this decision.

3.3 Whilst the planning history is a material planning consideration, the submission of this latest application some 23 years later is to be considered against the current planning context as a direct requirement of the Planning and Compulsory Purchase Act 2004 (as amended).

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF sets its status within the planning process at paragraph 2 where it states: ***“The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions”***. The NPPF is therefore afforded weight in the decision-taking process whereby it sits as more up to date than the adopted development plan.
- 4.2 The NPPF reinforces the drive for sustainable development within paragraph 7 stating that ***‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*** The pursuit of sustainable development continues to have three dimensions, now expressed as objectives, comprising an economic objective, a social objective and an environmental objective.
- 4.3 Paragraph 9 states that in pursuing sustainable development ***“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and***

opportunities of each area.” This paragraph is of paramount importance which identifies that the objectives of sustainable development outlined in paragraph 8 of the NPPF should be taken as a guide when determining what is sustainable, reinforcing that each planning decision has to be made on its own merits having regard to local circumstances.

- 4.4 The principle of proactively accepting new development is continued within paragraphs 10 and 11 of the NPPF. It is stated that where there are no relevant development plan policies or the relevant policies are out of date, planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay. The requirements of paragraph 11 in the absence of a five-year housing land supply are pertinent to this application.
- 4.5 Paragraph 12 of the Framework states that ‘Local planning authorities may take decisions that depart from an up-to-date

development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.

4.6 Chapter 4 of the NPPF addresses decision-taking. Paragraph 39 states that **‘Local planning authorities should approach decisions on proposed development in a positive and creative way.’**

4.7 Chapter 5 addresses the supply of new homes. It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore reinforces the need to take a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land that is deliverable, suitable and available and where it is important for land to come forward, that permission is developed without unnecessary delay.

4.8 The NPPF in particular identifies that **‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly’**. Guidance is provided on rural housing by advising that ‘In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.’

4.9 In respect of car parking provision, Chapter 9 states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

4.10 In assessing development proposals, the NPPF ensures that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.

4.11 Chapter 11 of the NPPF requires that development makes effective use of land advocating that **“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”**. The NPPF requires a positive approach to be taken to reusing land in effective ways, which can include the infill of units.

4.12 The NPPF places great emphasis upon the creation of high quality buildings and places within Chapter 12. The NPPF sets out a number of tests for achieving high quality development, which includes ensuring that developments (in summary):

- a) function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character, including the surrounding landscape setting;
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.13 Chapter 15 of the NPPF gives consideration to the natural environment. Paragraph 180 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity.

4.14 This is continued within paragraph 186 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

Local Planning Policy

4.15 The local Development Plan comprises the Arun Local Plan 2011 – 2031 which took effect in July 2018 and the Yapton Neighbourhood Plan 2011-2031.

Arun Local Plan 2011 – 2031

4.16 The relevant Local Plan policies to this development proposal comprise:

- Policy SD SP1 – Sustainable development
- Policy SD SP1c – Strategic Approach
- Policy SD SP2 – Built-Up Area Boundary
- Policy H SP1 – The Housing Requirement
- Policy D SP1 - Design
- Policy D DM1 - Aspects of form and design quality

- Policy D DM2 - Internal Space Standards
- Policy ECC SP2 – Energy and Climate change mitigation
- Policy T SP1 - Transport and Development
- Policy ENV SP1 – Natural Environment
- Policy ENV DM5 – Development and biodiversity
- Policy W DM1 – Water supply and quality
- Policy W DM3 - Sustainable Urban Drainage Systems
- Policy HER SP1 – The Historic Environment
- Policy HER DM1 - Listed Buildings
- Policy HER DM3 – Conservation Areas.

4.17 Policy SD SP1 (Sustainable development) states that a positive approach will be taken to development proposals that reflect the presumption in favour of sustainable development and will work proactively to find solutions to secure development.

4.18 Policy SD SP1c (Strategic Approach) seeks to meet the needs of the community through sustainable growth which supports the main coastal towns as well as growth in sustainable villages in the countryside to meet the housing needs of the community by delivering 20,000 homes and protecting the natural and built environment.

4.19 Policy SD SP2 (Built Up Area Boundary) requires development to be focused within the boundaries.

4.20 Policy H SP1 (The Housing Requirement) confirms that within the plan period of 2011-2031, at least 20,000 new homes will be accommodated within the District.

4.21 Policy D SP1 (Design) requires that new development makes efficient use of land whilst reflecting the characteristics of the local area in all aspects of design.

4.22 Policy D DM1 (Aspects of form and design quality) sets required criteria for the assessment of new development, having regard to character, appearance/attractiveness, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout, public art, density, scale and form.

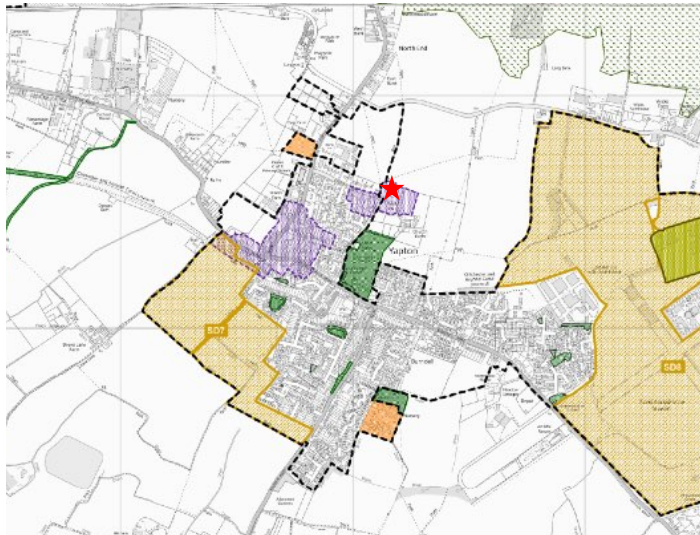
4.23 Policy D DM2 (Internal Space Standards) requires development to be of an appropriate size to meet changing needs.

4.24 Policy ECC SP2 (Energy and Climate change mitigation) requires all new residential development to be energy

efficient having regard to matters such as energy efficiency measures, design and layout and low carbon technologies.

- 4.25 Policy T SP1 (Transport and Development) requires development to minimise the use of the car, to provide for appropriate parking, and encourages healthy lifestyles.
- 4.26 Policy ENV SP1 (Natural Environment) encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.
- 4.27 Policy ENV DM5 (Development and biodiversity) requires that new development seeks to achieve a net gain in biodiversity and protects existing habitats on site. Regard is additionally given to ensuring that protected species is given appropriate consideration within development proposals.
- 4.28 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere.
- 4.29 Policy W DM3 (Sustainable Urban Drainage Systems) seeks to ensure that proposals incorporate SUDS within private areas of development. This can include the provision of green roofs, permeable driveways and parking, soakaways and water harvesting.
- 4.30 Policy HER SP1 (The Historic Environment) confirms that permission will be granted for proposals that conserve or enhance the historic environment. Protection is also afforded to the settings of designated heritage assets which should also be conserved and enhanced in a manner appropriate to their significance.
- 4.31 Policy HER DM1 (Listed Buildings) requires development to protect and where possible enhance the setting of a listed building.
- 4.32 Policy HER DM3 (Conservation Areas) requires proposals to acknowledge the character of the special environment and ensures that traditional features, including boundaries and open spaces as well as open spaces are retained.

Figure 1: Extract from the Local Plan map for Yapton



(Application site marked by red star)

Yapton Neighbourhood Plan (as modified) Version 2011-2031

- 4.33 The application site lies within the Neighbourhood Plan Designation Area for the 'Yapton Neighbourhood Plan' which was made in October 2014. The Yapton Neighbourhood Plan was initially made in 2014 but has more recently been updated and was superseded by the modified Neighbourhood Plan in Autumn 2023.
- 4.34 Relevant policies to the consideration of the proposal comprise:

- Policy BB1 - Built up Area Boundary
- Policy H1 - Housing requirement
- Policy H4 - Quality and Design
- Policy E4 - Minimising the environmental impact of development
- Policy E5 - Retention and Enhancement of biodiversity
- Policy E8 – Conservation Areas and Areas of Character
- Policy E11 – Minimising the impact of flooding from development
- Policy PK1 - Parking standards for new residential development.

- 4.35 Policy BB1 (Built up Area Boundary) requires development to be focused within the built-up area boundary although does provide for certain developments outside of the boundary subject to certain criteria such as where necessary to provide utilities or community facilities or where this relates to housing allocations.
- 4.36 Policy H1 (Housing requirement) states that the housing requirement for Yapton will be met through dwellings with consent as at March 2021, windfall opportunities and housing allocations. Consideration is additionally given to

ensuring that housing development is in relation to the size and scale and provides for necessary infrastructure, including having regard to the child yield against the capacity at Yapton CoE School.

4.37 Policy H4 (Quality and Design) requires development to be appropriate to the location, by virtue of scale, nature and location and contribute positively to the environment. Housing development should also meet local needs and respect the heritage of the Parish as well as being of an appropriate density, incorporate open space and contribute to local infrastructure.

4.38 Policy E4 (Minimising the environmental impact of development) expects development to retain well-established features of the landscape, including mature trees, species-rich hedgerows and ponds, as well as re-providing natural features where these will be lost to development.

4.39 Policy E5 (Retention and Enhancement of biodiversity) has regard to existing biodiversity through sustainable urban drainage systems or through the inclusion of domestic rainwater management systems.

4.40 Policy E8 (Conservation Areas and Areas of Character) requires that development proposals should preserve and enhance the special architectural and historic significance of the Conservation Areas through being suitably designed for the context, be of an appropriate scale and massing and use traditional and vernacular building materials.

4.41 Policy E11 (Minimising the impact of flooding from development) ensures that development is designed and constructed to minimise flood risk in the Parish and provides appropriate surface water drainage that incorporates Sustainable Drainage Systems which add to the area's biodiversity.

4.42 Policy PK1 (Parking standards for new residential development) sets minimum standards for parking for new residential developments. A three bedroom property is required to provide two car parking spaces.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 Planning permission is sought for the erection of a detached dwelling on land within the curtilage of Church Farm House which is positioned adjacent to the settlement boundary of Yapton. The proposal is a self-build development.
- 5.2 Planning law requires that applications for planning permission must have regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 The Arun Local Plan Policy SD SP1 has a positive approach to encouraging sustainable development that also meets the needs of the community through growth of existing settlements. This includes meeting housing needs whilst also protecting the natural and built environment (Policy SD SP1a).
- 5.4 Policy H SP1 of the Local Plan confirms that over the plan period it will be providing at least 20,000 new homes. In considering appropriate locations for housing development, the Local Plan remains the starting point which directs new

housing to within the Built-Up Areas (Policy SD SP2) or to strategic allocations across the District. There is also an expectation that windfall sites would also come forward to deliver 847 units over the plan period.

- 5.5 This proposal would therefore contribute towards the high level of windfall sites required and provide development that makes efficient use of land within a settlement policy boundary.

Housing distribution

- 5.6 The NPPF sets out the Government's planning policy for England and places sustainable development at the heart of the decision-taking process incorporating objectives for economic, social and environmental protection. These objectives seek to balance growth and local community needs against protection of the natural, built and historic environment.
- 5.7 In providing for sustainable development, the NPPF requires the identification of a five-year supply of specific deliverable sites to meet housing needs. This is emphasised within the NPPF which states that 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with

specific housing requirements are addressed and that land with permission is developed without unnecessary delay’.

- 5.8 The NPPF requires local planning policies to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. In particular, planning policies should identify a supply of specific, deliverable sites for years 1 to 5 of the plan period and specific, developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15 of the plan. It is also recognised that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and such sites can often be built out relatively quickly.
- 5.9 In examining housing need, the latest Authority Monitoring Report of 2023-2024 published in January 2025 states that the Council’s land supply position sits at **3.41 years** supply at 31 March 2024. This is a reduced figure from the latest appeal decision calculating housing land supply for Land west of Drove Lane, Main Road, Yapton (Appeal Ref: APP/C3810/W/24/3343785). With this reported position being the most up to date available data, the Council is unable to demonstrate the provision of the required 5 years housing land supply, The most important policies for determining housing distribution, comprising Policies SP SD2 and C SP1 should therefore be

afforded reduced weight in the decision-taking process with greater weight afforded to Paragraph 11 of the NPPF.

- 5.10 The opening of Paragraph 11 states that ‘decisions should apply a presumption in favour of sustainable development’. For decision-taking reliance is then upon criteria d) which is applicable when the most up to date policies for determining applications are out of date. This still applies a presumption for granting permission however given the location within a Protected Area, being the Conservation Area as a heritage asset (Footnote 7), regard has to be given to criteria 11(d)(i). This states that the development should only be refused if policies in the NPPF that protect this heritage asset provide a strong reason for doing so.
- 5.11 Supporting information to this application demonstrates that the development adopts a measured approach that would preserve the significance of the heritage asset and the character and appearance of the Conservation Area. The requirements of the NPPF to afford great weight to the protection of heritage assets are therefore met and the principle of development therefore returns to a presumption in favour of development.

5.12 The presumption in favour of sustainable development in relation to housing has also received judgement at the highest level, by the Supreme Court in the cases of *Suffolk Coastal District Council v Hopkins Homes Ltd* and *Richborough Estates Partnership LP v Cheshire East Borough Council* [2017]. These cases examined the (then) paragraph 49 of the NPPF and clarified that in the absence of a five year housing land supply, the (then) paragraph 14 presumption in favour of sustainable development will be triggered.

5.13 The Supreme Court reinforced that it is a matter of planning judgement as to the weight housing policies are given; however policies affecting housing supply will have reduced weight in the tilted balance with there being an overriding need to boost the supply of housing except where the benefits are 'significantly and demonstrably' outweighed by the adverse effects. The judgement considers that, in the absence of a five-year supply of housing land, the decision-taker can apply a tilted balance and proportionally apply weight to secure an adequate supply of housing rather than applying a rigid approach to the development plan.

5.14 The provision of this windfall site, whilst providing only a single unit, forms a valuable contribution towards the local housing stock and would not have any adverse harm to the

implementation of other development plan policies. This site meets this requirement being limited in impact and also being available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a positive benefit of the scheme given that the development would make efficient use of land without any significant or demonstrable harm arising.

5.15 Any contribution towards the local housing supply should be afforded weight in the decision-taking process given that, as cited within *St Modwen Developments Ltd v SSCLG* [2017], 'the local planning authority can only do so much, that is to maintain a five year supply of deliverable housing land. The market, comprising house builders, finance and purchasers has to do the rest'. This reiterates the importance of the Council to plan positively and act proactively when smaller and more deliverable sites do come forward. This is pertinent where, until the Council provides clear evidence within an up-to-date Monitoring Report of its housing provision, reliance on sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should be treated with a fair degree of circumspection.

Development outside of built-up area boundaries

- 5.16 In addition to the presumption in favour of sustainable housing development, the NPPF additionally accepts that development, even residential development, can occur outside of settlement policy boundaries when having regard to paragraphs 82-84 of the NPPF. Paragraph 84 provides for development in countryside locations where the site is not located in an 'isolated location' in order to promote sustainable development. It is stated that housing should be located **'where it will enhance or maintain the vitality of rural communities'**.
- 5.17 Paragraph 84 of the NPPF continues by stating that planning decisions should avoid the development of isolated homes in the countryside unless one or more of stated circumstances apply. However, prior to considering such circumstances, the paragraph requires consideration of whether development is in an isolated location. The NPPF does not provide a definition of what constitutes 'isolated' development therefore in considering matters of 'isolation', reference has been given to case law and recent planning appeal decisions.
- 5.18 The Court of Appeal's judgment in *Bramshill v SSHCLG* [2021] forms the most recent case law addressing the interpretation

of 'isolated dwellings' in the countryside. This upheld a previous interpretation by the Court of Appeal in *Braintree District Council v SSCLG* [2018] that the term 'isolated' should be given its ordinary meaning as being 'far away from other places, buildings and people; remote' and, that in determining whether a particular proposal is for 'isolated homes in the countryside', the decision maker must consider 'whether [the development] would be physically isolated, in the sense of being isolated from a settlement' which provides services and facilities.

- 5.19 What is a 'settlement' and whether the development would be 'isolated' from a settlement are both matters of planning judgment for the decision-maker on the facts of the particular case. This Judgement provides for opportunities to consider countryside locations for new residential development, with the drive for housebuilding strongly reinforced within the NPPF.
- 5.20 An approach is therefore required that promotes sustainable development even in rural areas and this has been acknowledged in recent years across the District where the Council has acted positively to development in the countryside with the grant of planning permission for small scale developments outside of built up area boundaries where the site is not in an isolated location due to a physical relationship

to other residential properties. This recognises the need to deliver housing in the absence of a five-year housing land supply position.

5.21 The site subject of this application could not be more closely related to the settlement of Yapton therefore the location within the 'countryside' does not make it unsustainable simply by definition. The site has a boundary contiguous with the settlement policy boundary therefore would directly benefit from access to all the services and facilities, including public transport, in Yapton as does the neighbouring dwelling to the west which is within the boundary.

5.22 In particular, the Arun Local Plan recognises Yapton as a settlement that plays 'an important role in providing for day-to-day needs', are easily accessible and 'provide a focus for the community and help to reduce the need to travel' (para 9.1.6). This is subsequently reflected within Policy H SP1 of the Local Plan which allocated at least 500 dwellings for the settlement over the plan period, which has since been constructed and occupied. Yapton in turn also sits in close proximity to Ford to the east which itself has been allocated at least 1500 dwellings over the plan period and has close proximity to other nearby settlements such as Barnham and Climping.

5.23 The expansion of Yapton has been brought forward through subsequent planning applications or by development allowed at appeal. Examples of permissions granted are listed below ranging from single properties as infills through to larger scale developments. These comprise:

- Planning application Y/49/17/OUT - Land at Street Buildings, North End Road – up to 45 dwellings.
- Allowed Appeal - APP/C3810/W/17/3170059 - Land south of Ford Lane/east of North End Road – up to 100 houses.
- Planning application Y/83/19/OUT - Clays Farm, North End Road – 33 dwellings.
- Planning application Y/88/18/OUT – Land north of Yapton C of E Primary School – 38 dwellings.
- Planning application Y/121/19/PL – The Steddles – 11 dwellings.
- Allowed Appeal - APP/C3180/W/22/3308587 – Longacre, Maypole Lane – 1 dwelling
- Allowed Appeal – APP/C3810/W/23/3329367- The Old Coal Yard – 4 dwellings
- Allowed Appeal – APP/C3810/W/24/3343922 – Land west of Bilsham Road – 170 dwellings.

5.24 Of the decisions cited above, the appeal decision for The Old Coal Yard on land outside the settlement boundary saw the Inspector acknowledge that whilst there would be conflict with the development plan, it was not objectionable and the proposal accorded with the principles of sustainable development thus a presumption in favour of development applied. In fact, the Inspector confirmed that the proposal would give rise to 'no actual manifestation of harm then there would be no sensible purpose served by rejecting a development'. The scheme at Church Farm House is demonstrated through this Design and Access Statement to also give rise to no actual harm and therefore provides an opportunity for a windfall site to contribute to the housing land supply.

5.25 Development has since been implemented on most of the respective sites to build out the schemes resulting in the material expansion of Yapton beyond the Built-Up Area boundary. The site at Church Farm House is no more distant from local services and facilities than properties to the west and north. The site is not 'isolated' from its surrounding built form which defines the character of this area and in fact, couldn't be more closely related to the nearest dwellings.

5.26 The NPPF and case law confirms that new housing should be located where there is access to local services and facilities plus public transport, even if these are shared between settlements, to allow rural communities to thrive and grow. Yapton contains local shops to include a Co-Op, butchers, takeaway and pharmacy, two Doctor's surgeries (Meadowcroft Surgery and Avisford Medical Group) St Mary's and the Yapton C of E Primary School, a village hall, a public house, The Maypole, and a recreation ground. There is additionally access to public transport, comprising bus routes 66 (North End Road), 500 and 700 along Main Road.

5.27 The development site has access to the village through footpath connections for walking, via short cycle rides or with the site being in close proximity to a local bus services. As such support can be offered to the vitality of the rural community by the occupants of the development as encouraged by the Framework. Again, this reinforces that the site cannot be considered as isolated development.

5.28 In supporting villages, there will be an inevitable conundrum with accessing public transport as a sustainable means of travel. Yapton has a bus service and proximity to train stations at Ford and Barnham, however it is inevitable that there will still be the need to accept use of private cars. This is no

different to the experiences of neighbouring dwellings or even for occupants of new developments within the village where there would be necessary travel by private car to meet day to day needs.

5.29 The reality is that, despite changes in how people live with more home working and extensive online services, the car remains the quicker, safer, more convenient and favoured means for people to go about their day-to-day lives. This even applies in urban areas as a practical reality to carry out day to day activities where public transport provision can be variable due to viability or has poor connecting routes - this being out of the control of an applicant.

5.30 Accessibility by public transport, or the difficulties thereof, is acknowledged by the NPPF where it is stated that ‘...opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making’. Development in comparatively less sustainable locations should not be precluded where there would inevitably be some reliance upon the private car in order to maintain and enhance rural communities. The reuse of garden land, in this instance comprising the outer garden and tennis court, should not be

precluded simply because of matters outside of the applicant’s control relating to the provision of public transport.



Local shops



Yapton C of E Primary School



St Mary’s



The Maypole Inn

Previously developed land

- 5.31 In addition to the location of the development within a sustainable location, the NPPF strives for the efficient use of land as detailed within Chapter 11. The NPPF provides a definition of 'previously developed land' against which this proposal should be considered given that it was occupied by permanent structures and has had a previous use comprising garden land outside of a built-up area.
- 5.32 The provision of this windfall site, whilst providing only one unit, forms a valuable contribution towards the local housing stock given that the site is available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a positive benefit of the scheme in the absence of any significant or demonstrable harm arising to the character and appearance of the area. This approach is consistent with the recent grant of planning permission for residential development on windfall sites as previously detailed.
- 5.33 In summary, the proposal at Church Farm House is not isolated from other dwellings where it has a positive connection with the village and would also be viewed in association with development within its immediate vicinity

given the relationship to the built-up area boundary. Positive weight should therefore again be afforded to the reuse of previously developed land.

Sustainable development

- 5.34 There are three objectives to sustainable development – economic, social and environmental. These can all be met through the provision of this small scale development.
- Economic - the proposal would bring economic benefits associated with the construction process and a contribution towards local services and facilities by future occupiers. There is also likely to be local spending as a new home-owner makes a house their home.
 - Social - the proposal provides a suitable site for the creation of a new dwelling in proximity to local services and facilities. The proposed property would not require a contribution towards affordable housing however the proposal will make a modest but important contribution to the supply of new homes within the District, offering choice in the local market. Furthermore, by providing a property capable of occupation on the ground level only through future adaptations also contributes towards meeting accessibility needs and the needs of occupants over time.

By retaining a mix of properties also contributes towards an active and mixed community.

- Environmental – the site presently comprises a site which forms part of residential garden and would occupy an area in the outer garden and upon an area currently laid as a tennis court. The development would therefore come forward providing net opportunities for new landscaping and provide for biodiversity enhancements. Energy efficiency also forms an inherent element of the latest Building Regulations, as a separate legislative process, whereby from June 2022 new developments, such as residential properties, must produce 30% less carbon dioxide emissions than previous standards and provide an electric vehicle charging point.

5.35 All three strands of sustainable development can therefore be met simultaneously from permitting this development. Having regard to NPPF paragraph 11, the Heritage Statement supporting this application confirms that there would be no breach of the policies protecting heritage assets that would leave to a refusal of planning permission. As such therefore there are no adverse impacts of granting planning permission that would significantly or demonstrably outweigh the benefits when assessed against the policies of the NPPF when taken as a whole.

5.36 It is reiterated that the development is within a sustainable location, where the NPPF strives for the efficient use of land. The provision of this windfall site forms a valuable contribution towards the local housing stock and would not have any adverse harm to the implementation of other development plan policies. This site meets this requirement being limited in impact and also being available and deliverable in the short term. Weight should be afforded to the contribution of this housing to the local supply as a positive benefit of the scheme without any significant or demonstrable harm arising to the character and appearance of the area.

Other material considerations

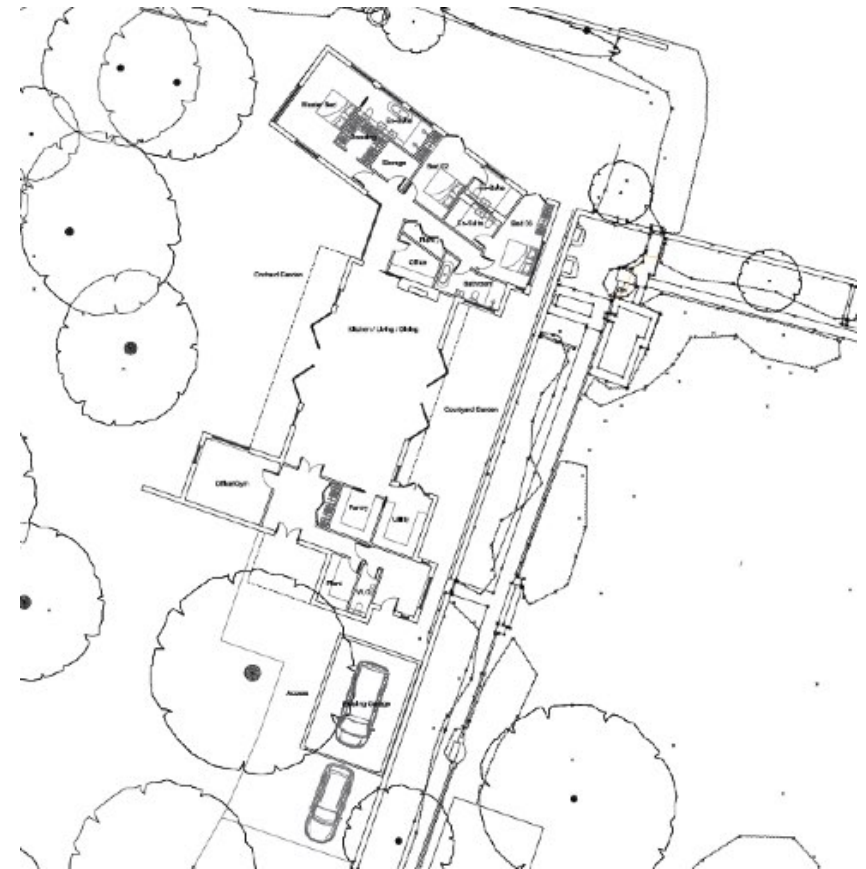
5.37 The assessment of the application additionally has to have regard to the planning history. In this instance, this includes the refusal of planning permission on two occasions for single dwelling at this site. These refusals, whilst the detail is not publicly available, would have been determined under a previous development plan and therefore the policies have been updated since this time, particularly with the significant need for new housing, against a shortfall of housing land supply. It is therefore necessary to determine this application having regard to the up-to-date development plan and the NPPF (2024) and only very limited weight should be afforded to the planning history.

6.0 LAYOUT, DESIGN & APPEARANCE

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment. Locally the provision of high-quality development is driven by the Local Plan Policies SD SP1 and D DM1 and the Neighbourhood Plan Policy H4 which all consider matters of design, affording weight upon the effect of new development upon its surroundings and having regard to matters of scale, materials, siting and layout as well as the relationship to neighbouring development and the setting in the landscape.
- 6.2 In having regard to the development plan policies, it is fully intended for the new dwelling to be of a high quality and have full regard for the character of the location. The proposed development is therefore sensitive to the site and its surroundings. The unit proposed is to be modest in size and by virtue of its design and positioning, would not distract or adversely dominate the street scene.
- 6.3 The proposal also has regard to providing a unit that is tailored to meeting space standards as required by Policy D DM2 of the Local Plan. The proposal is also to provide adequate internal circulation and storage space to account

for long terms needs and also as needs change in perpetuity.

Figure 2: Proposed site plan



6.4 In addressing the development proposal, the strategic approach is set by Policy D SP1 (Design) with the detail of a proposal explored more closely within Policy D DM1 of the Local Plan, with criteria also overlapping with Policy H4 of the Yapton Neighbourhood Plan. To assist the decision-taking process, the Local Plan Policy D DM1 is set out in full and the criteria responded to below.

Policy D DM1 (Aspects of form and design quality)

Aspects of form and design quality

When considering any application for development the Council will have regard to the following aspects:

- 1. Character - Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.***
- 2. Appearance/attractiveness
Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.***

6.5 Criteria 1 and 2 overlap, both referring to materials and landscaping and are therefore considered together.

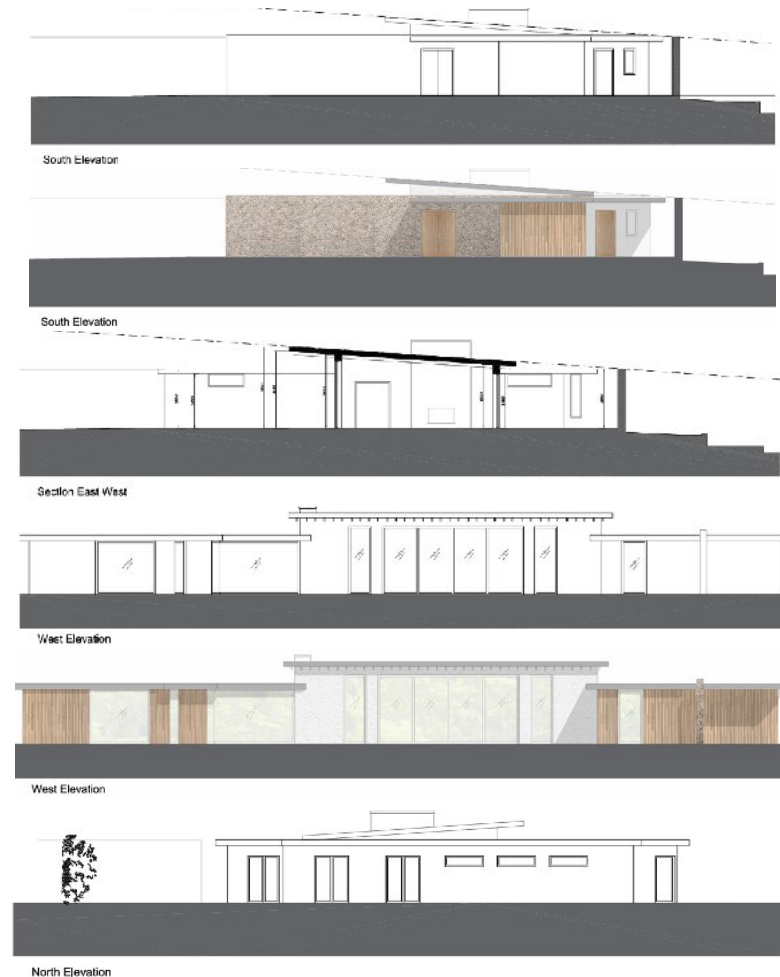
6.6 The application site comprises a large garden area already in residential use and provides a plot of size greater than

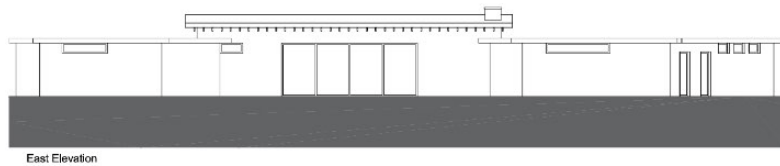
many within the surrounding residential housing estate due to the corner position. With a modest sized property proposed, the footprint would not overdevelop the plot nor, with its design contributing to the mix of properties within the locality, appear disproportionate in scale or have adverse harm to the wider mixed character of the street scene. With the land already internally divided by a wall, this provides an ideal opportunity to make efficient use of the land, without appearing cramped or overdeveloped. In particular the property would not be significantly apparent to the street scene with the massing extending northwards away from the public vantage points.

6.7 The proposal would therefore reflect with the character of the area in terms of plot size and density, with a range of plot sizes in the vicinity. Most notable is that the proposed dwelling is to be sited upon an existing tennis court, an area as such having already been developed and then makes efficient use of land to the rear of the site. The siting therefore does not impose upon the immediate curtilage to the host dwelling but addresses land on the periphery of the plot with the shared access minimising the presentation of the dwelling to the public domain. The infill plot in this instance would therefore simply continue the existing pattern of development.

- 6.8 The single storey height and modest scale and massing of the proposed property is to sit comfortably adjacent its closest neighbours. For instance, the single storey height enables the building to sit subservient to the nearest properties which rise to two storeys, and would also sit behind the existing garage building, itself single storey in height. The property would also retain space about the built form to enable the separation to remain apparent in any glimpsed views from the highway.
- 6.9 The property would have a contemporary appearance however retains simplicity in its elevational form with use of a limited palette of materials to ensure that this appropriately reflects its surroundings and recesses in public views. It is anticipated that the property could be constructed from a mix of stonework, render and timber cladding however materials and finishes can be secured by condition.
- 6.10 The plot size also allows for a sensitive approach to the siting of bin and cycle storage to minimise the visual effect of these additional requirements for a residential dwelling. The proposal would therefore accord with criteria 1 and 2.

Figure 3: Proposed elevations (including colour renditions)





3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

- 6.11 Criteria 3 seeks to protect the amenities enjoyed by neighbouring development which is generally considered to address matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the closest residential property will be Church Farm House positioned to the east separated from the plot by the existing boundary wall. To the west sit further residential properties screened from view by mature boundary hedging.
- 6.12 The creation of a new infill property would not result in any harm to the privacy of neighbouring properties. The ground floor accommodation would have fenestration viewing into the curtilage of the site only and towards the driveway to the south. This provides natural surveillance for security.

- 6.13 In addition to protecting neighbouring amenity, the development would also provide new outdoor amenity space for the dwellings itself and also retain extensive garden land for Church Farm House. The level of outdoor space for both properties would be commensurate with that found within the surrounding area and therefore enables the occupiers sufficient outdoor enjoyment.

- 6.14 In conjunction with the single storey height, the siting ensures that the new dwelling is not overbearing or prominent in the outlook from the nearest properties. This siting also ensures that there would be no harmful impacts upon daylight or sunlight with shade falling across the plot itself. As such there would be no adverse harm to amenity.

- 6.15 The neighbouring properties would receive some disturbance during construction works but this would be over a short duration and therefore not be adversely harmful.

4. Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

- 6.16 The new dwelling would be supported by a package of energy efficiency measures to maximise the thermal efficiency of the property and minimise energy demands. The development will therefore ensure that required standards of the latest Building Regulations. This would include having consideration to fixtures and fittings to ensure sustainable water use. The proposal would therefore be energy efficient in terms of layout, design and technologies as required by Policy DCC SP2 of the Local Plan.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

- 6.17 The proposed development provides for single storey living to ensure that the needs of occupants can be met upon occupation or as they change over time. The property would therefore be fully accessible. The development does not include public space therefore this aspect of the criteria is not relevant.

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

- 6.18 The property is provided with fenestration that would provide for natural surveillance across the clearly private areas of the site. The property would also be constructed with appropriate security fixtures to secure the building itself. Criteria 6 is therefore met.

Figure 4: Photomontages of the proposed development



View from driveway



View from Churchyard

7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

- 6.19 The proposed site benefits from existing mature vegetation providing screening of the site to the public domain and also contributing to the character of the area and street scene. The siting of the property on the tennis court enables impacts upon the existing trees and hedgerows to be minimised and can be protected during construction. The character of the new planning unit would therefore immediately benefit from this landscaping, whilst contributing to biodiversity gains.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

- 6.20 The orientation of the site is prefixed and would have the front elevation facing south, and given the position of the proposed dwelling, giving a west facing garden with an eastern courtyard. The design throughout also seeks to maximise natural light within internal spaces through the positioning and size of the fenestration. This would also contribute to internal heating but not result in excessive internal temperatures.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

- 6.21 The development is for a single property only which would have minimal contribution to the street scene but would not be providing for any public realm features.

10. Layout – movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

- 6.22 The property would be provided with its own parking and pedestrian access to ensure that the property can provide for off-site parking. The proposal could also provide for on-site cycle parking. In addition, the host property would equally retain its access and parking upon hardstanding within the inner garden, with there being sufficient space remaining for parking and for the storage of cycles.
- 6.23 The development would alter the parking provision at the site where hardstanding to the south of the tennis court is used for overflow parking. The development however would retain this hardstanding for parking to serve the new property but also without compromising the parking provision for Church Farm House which would be upon hardstanding forward of the dwelling sufficient for at least four vehicles.

11. Layout – legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal

points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

- 6.24 The proposed development is specifically designed to provide a property that accommodates the constraints of the site to ensure that the existing natural features can be retained and that the property recesses into its site. As such, the property would sit behind mature planting to the street scene and would only be glimpsed from the access but with the single storey height, would appear inconspicuous to the public domain.
- 6.25 This is achieved by not providing focal points or distinctive embellishments and by making use of local materials. However, to ensure that the property remains legible, the property is orientated to provide a focal entrance and given the shared access, ensure that visitors can identify with the public and private areas of the plot.

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

- 6.26 The proposal is for a single private residential dwelling therefore provision of public art is not relevant.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

- 6.27 The development makes efficient use of land by reusing garden currently given over to a tennis court, with this plot having an extended curtilage compared to other properties in the vicinity. With only one property proposed, the proposal achieves a density that respects the character of the area and would not result in any overdevelopment of the site nor a cramped appearance in the street scene. The density would sit commensurate with the locality.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

- 6.28 Matters regarding scale and massing have been addressed in relation to criteria 1.

15. Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide.

- 6.29 The Arun Design Guide was adopted as a Supplementary Planning Document in January 2021. This provides generic design guidance and with reference to infill development, Part P.OI requires development to respond positively to the character, appearance and layout of surrounding buildings to provide high quality development which enhances amenity for surrounding and new residents. It is therefore appropriate to respond to this section of the design Guide only.
- 6.30 Section P.01 sets out requirements for infill development, whether this be to fill gaps in a street scene or form backland development. In accordance with the guidance, the proposed plot forms an appropriate design response by emulating the established pattern of built form in terms of plot size, siting and building lines and will positively relate to the character of the area. The development would not result in over-development or over intensification of the site and

creates a positive balance between the benefits of efficient use of land whilst retaining appropriate frontages and preserving the character of the area.

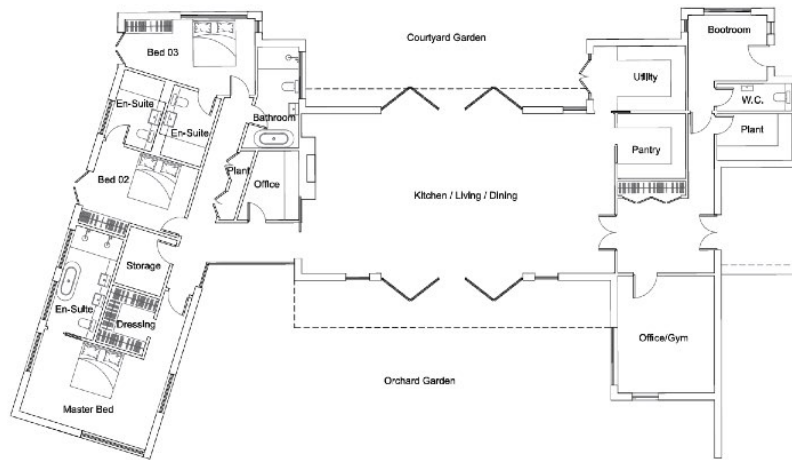
- 6.31 The Design Guide additionally requires new development to emulate existing built form which in this instance, matters such as height, scale and massing as well as materials, architectural details, fenestration and boundary treatments have been given appropriate consideration to ensure that existing features are retained. The design would contribute to the wider mix of properties visible in the area therefore would not appear out of context. There is also opportunity for conditions to secure use of complementary materials to the character of the area and landscaping detail should this be deemed necessary and reasonable.
- 6.32 Design guidance for infill plots seeks to avoid adverse impacts on the privacy, noise pollution and overshadowing of existing or proposed dwellings. It has been demonstrated that appropriate amenity can be achieved for both existing properties surrounding the site and for the proposed property.
- 6.33 The guidance identifies that some infill plots may support habitats of high ecological value or serve as public amenity

space. The existing site contains mature landscaping to include trees to the frontage with the public domain having amenity value which would be retained. Along with retention of other vegetation where possible to ensure that the site retains its amenity and biodiversity value. The proposal accords with guidance set out within the Arun Design Guide 2021.

Natural Environment

- 6.34 The NPPF requires local planning authorities to preserve and enhance biodiversity and ensure new development adequately mitigate against any potential harm. Locally, Policies ENV SP1 (Natural Environment) and ENV DM5 (Development and biodiversity) require new development to achieve a net gain in biodiversity and protects existing habitats and protected species on site. The natural environment is similarly considered through Policy E5 of the Neighbourhood Plan.

Figure 5: Proposed Floor plan



6.35 The site is not located within any area designated for its ecological interest all sites have potential for providing a suitable habitat for protected species. The proposed development would not result in the demolition of any buildings that are likely to accommodate any protected species and whilst the site would result in new built form, this can be achieved whilst being sensitive to the natural environment. Notwithstanding this, the works would be undertaken with a precautionary approach and advice taken on ecological matters at the appropriate time should any protected species be found.

6.36 The development would retain existing landscaping as wildlife corridors and habitats to contribute towards

biodiversity gains and the local landscape character. There is no conflict with the relevant development plan policies or advice set out in the NPPF addressing biodiversity.

Flood Risk

6.37 Policy ESD2 (Development in flood sensitive areas) and Neighbourhood Plan Policy E11 (Minimising the impact of flooding from development) requires all development to be designed and constructed to reduce the level of flood risk when compared to the current use. This comprises driveway and a garage.

6.38 The NPPF states that development should be directed to areas at the lowest risk of flooding or if necessary, development should be made safe for its lifetime. In adopting a risk-based and proportionate approach to the development, using the latest position released by the Environment Agency, the low level of risk in this location determines that this is an acceptable location for development at the point of determining the planning application.

6.39 Any drainage can be appropriately addressed through a sustainable drainage strategy to ensure that no new impacts arise. This will ensure that the development would accord with Policy W DM3 (Sustainable Urban Drainage Systems) of the Local Plan.

6.40 Policy W DM1 (Water Supply and Quality) ensures that development can be provided with a sufficient water supply which does not cause detriment to supplies elsewhere. The proposal is for a single dwelling and a connection would be agreed with the local water authority under the Water Industry Act 1981.

Heritage

6.41 The site at Church Farm House is located within the Church Lane Conservation Area. To the southwest of the site sits Church House, a Grade II listed building, with St Marys Church to the south which is Grade I.

6.42 The Planning (Listed Buildings and Conservation and Conservation Areas) Act 1990 states that, in considering applications which affect the setting of listed buildings and conservation areas, the Local Planning Authority must have

special regard to the desirability of preserving or enhancing its setting or any features of special architectural or historic interest which it possesses.

6.43 The NPPF additionally requires a Local Planning Authority to 'identify and assess the significance of a heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset)...'. This assessment should consider the direct and indirect impacts with weight given to the asset's significance and conservation.

6.44 Policy HER DM3 (Conservation Areas) sets criteria for considering appropriate development within Conservation Areas. This requirement is also reflected locally within Policy E8 of the Neighbourhood Plan. To ensure that the scheme accords with the policy requirements, the Heritage Statement provides an expert analysis of the significance and impact of the development.

6.45 The development would retain a separation from the setting of the listed buildings together with the careful approach taken to matters of design for the new dwelling. For instance the dwelling is single storey in height and of materials typical of the area to ensure that it does not appear prominent in public

views. It is considered that the proposal would not result in any adverse harm to the matters of construction and materials for which the buildings were recognised within their listing. The proposal would therefore result in less than substantial harm to the significance of these heritage assets and would preserve their architectural and historic character and appearance. As such there is no impact upon the significance of these listed buildings and the character and appearance of their setting would be preserved.

6.46 Church Farm House also sits within the Church Lane Conservation Area designated in 1994. The Conservation Area is formed from two groupings with the site set within a group based on the loose grouping of properties, flint boundary walling and mature landscaping which enhance the character and setting of buildings within the street scene. These features are to remain ensuring that the character and appearance of the setting of the conservation area is preserved.

6.47 The development complies with the statutory requirements of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and the Policies of the Development Plan.



Relationship to heritage assets

7.0 ACCESS AND PARKING

- 7.1 Local Plan Policy T SP1 (Transport and Development) ensures that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements. The requirement for parking is also provided for within the Neighbourhood Plan Policy PK1 (Parking Standards for new residential development).
- 7.2 The development is a traffic generating use however the creation of a single additional property in this location would not generate significant numbers of additional vehicular movements to the area ensuring no new interruption to the free flow of traffic on the highway.
- 7.3 The proposed dwelling would share the existing access used for Church Farm House taken from the public highway. Beyond the access, a private driveway will serve both properties. This access is long established and contains appropriate visibility to ensure safe access and egress to ensure that highway safety would not be compromised.
- 7.4 The site is within an area of unrestricted street parking however within the new curtilage, the property will be provided with new parking to meet the requirements of the property and

the Neighbourhood Plan Policy TK1. Equally Church Farm House will also retain parking upon hardstanding forward of the property to meet its own needs. The parking will ensure that space is available for the manoeuvring of vehicles.

- 7.5 Within the site, the resultant dwelling would be provided with space for cycle storage to ensure encouragement is given to use alternatives to the car. Similarly space would be retained for the existing property for cycle storage. The site is within proximity to local services and facilities and given the location, is served by public transport. This ensures that the occupants are not solely reliant upon private vehicles.
- 7.6 The requirements of Local Plan Policy T SP1 (Transport and Development) and Neighbourhood Plan Policy TK1 are therefore met.

8.0 INFRASTRUCTURE

- 8.1 The Local Plan is concerned with the infrastructure requirements of new developments. The provision of an additional dwelling at this site would not add significantly to the demand for local infrastructure services. In addition, as set out within the NPPF, the development would also not qualify for affordable housing. The application has nevertheless been accompanied by the required Community Infrastructure Levy form.
- 8.2 The Yapton Neighbourhood Plan (Modified) Policies H1 and H4 adds emphasis upon the need for new housing to contribute to local infrastructure. Policy H1 is more specific drawing reference in particular to education, flood prevention and contributions towards the delivery of the A27/Yapton Lane right turn mitigation scheme.
- 8.3 These matters would need to be afforded consideration during the course of an application, ensuring that any contributions towards this infrastructure are necessary to make the development acceptable in planning terms, directly related to the development and is fairly and reasonably related in scale and kind to the development. These requirements are set out

as statutory tests in Regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended) and as policy tests in the National Planning Policy Framework.

- 8.4 Criteria c) to Policy H1 also requires new development outside of that planned through the Neighbourhood Plan to demonstrate that the expected child yield would not exceed the maximum number of children that can be accommodated at the Yapton CoE School or where modifications/extensions can be delivered at the developers expense. The proposed property, whilst a self-build, is a family sized unit and sits outside that of the planned strategy. The capacity of Yapton CoE school would therefore need to be determined during the course of the application by the Local Authority in conjunction with the Local Education Authority as the expert authority in determining the current and future capacity of the school against changing birth rates.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 Planning permission is sought for the erection of a modest sized, self-build property on previously developed land that sits contiguous with the settlement policy boundary for Yapton. As existing garden land, the site already benefits from an extant residential use reinforced by the presence of the tennis court, and has access from the public highway which is to be shared with the host dwelling, Church Farm House.
- 9.2 The site is not isolated when having regard to the NPPF and case law despite being within the countryside and has direct access to local services and facilities within the village. Therefore, whilst contrary to the spatial approach for the distribution of housing within the District as set out in the Local Plan, in the absence of the Council being able to demonstrate a five-year housing supply, reduced weight must be afforded to the most important policies for the distribution of housing.
- 9.3 In accordance with the NPPF (paragraph 11), where relevant policies are considered out of date, permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse

impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. This Statement, in conjunction with the supporting Heritage Statement confirm that the heritage assets will not be harmed by the development.

- 9.4 The proposal would also make a contribution towards the local housing supply that would in turn deliver economic benefits from the construction period onwards, with the property able to be brought forward in the short term. Socially, the property would contribute towards the mix of housing in the locality and also to add choice in the type of accommodation within the village in perpetuity and being single storey provides a long term accessible dwelling. The site also has a good relationship to local services and facilities enabling occupants to partake in the local community.
- 9.5 The site benefits from extensive existing landscaping which also has public amenity value which would be retained. In turn, this would retain existing biodiversity interests. The development would also deliver energy efficient measures installed to meet Building Regulations thus the environmental objective of sustainable development would be met. The

delivery of sustainable development must therefore be afforded positive weight.

- 9.6 No other conflicts have been identified with remaining policies of the development plan which are considered to still align with the NPPF. With the proposal respecting the character and appearance of the area, providing for residential amenity and causing no adverse harm to highway safety, such compliance with other main policies should be afforded significant weight in the planning balance.
- 9.7 The design of the property remains sensitive to the setting of the street scene and its relationship to the surrounding dwellings and the character of the area. The contemporary styling will remain discrete given the retention of the landscaping, a design that has minimal embellishments and use of materials typical of the area. As such, the property would not result in overriding adverse harm to the character and appearance of the street scene.
- 9.8 In the absence of a housing land supply, paragraph 11 of the NPPF applies where there are no strong reasons for refusing the development. There are benefits of providing a contribution to the housing land supply in a sustainable

location, that makes effective use of land and is well designed. When assessed against the policies in this Framework taken as a whole, the presumption in favour of development should therefore apply.