



DESIGN AND ACCESS STATEMENT

Outline planning application for the demolition of all existing structures and redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) and 0.3 hectares of landscaped open space with vehicular access from Maypole Lane and pedestrian/cycle access only from North End Road.

Land at Street Buildings North End Road Yapton



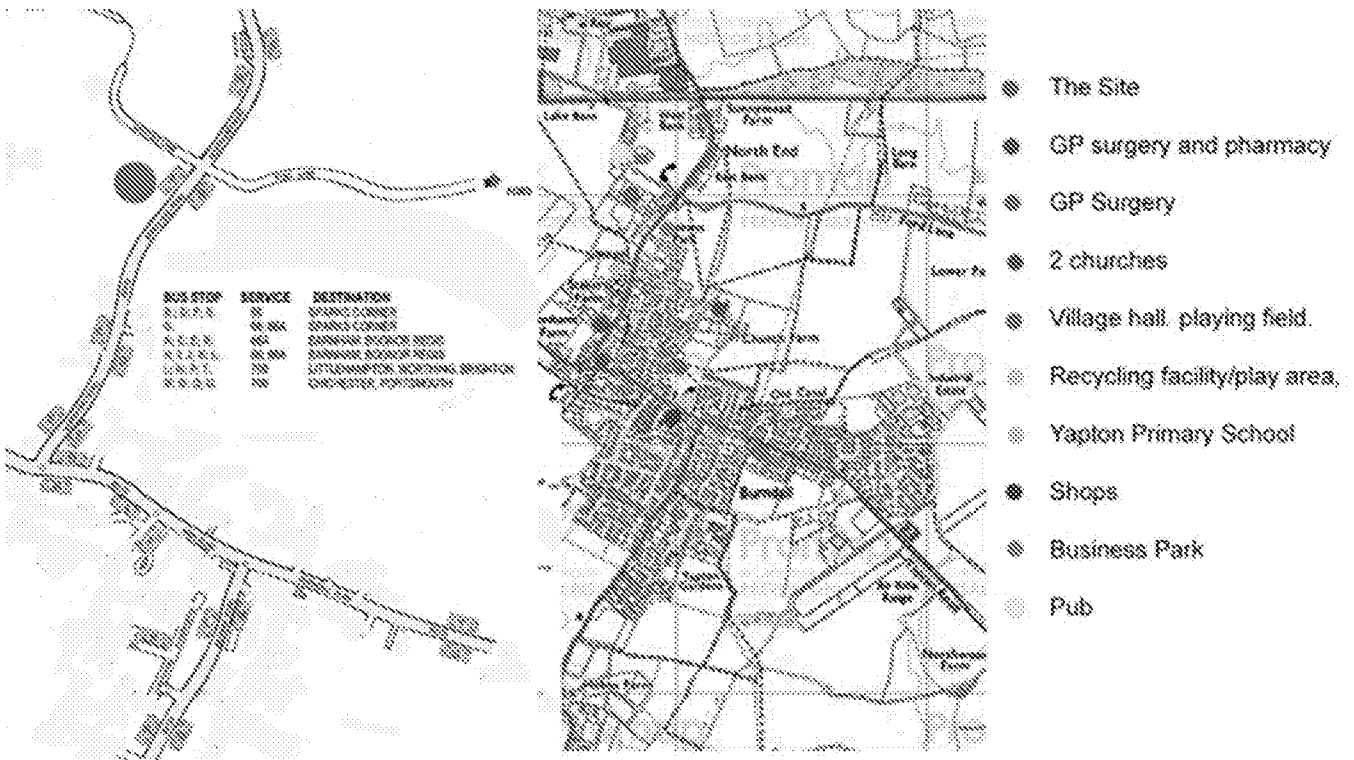
Paul Collins MRTPI





Introduction

1. This Design and Access Statement is provided in respect of this application in accordance with the Statutory requirement to do so in Article 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. As guided by NPPG ID: 14-029-20140306 Paragraphs 029 and 031 the content of the Design and Access Statement meets the statutory requirements but the level of detail it contains is proportionate to the limited complexity and the specific circumstances of the site and the submitted application.
3. This is an outline planning application with all matters except for access reserved¹ so it is only the principle of developing the site in the manner proposed that is before the Council for determination and this application does not, therefore, give rise to any complex issues or matters that would normally be addressed in a Design and Access Statement in respect of a detailed planning application.



¹ The matters reserved for later consideration are Appearance, landscaping, layout and scale as defined at Article 2 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and all other related matters can be conditioned if required.



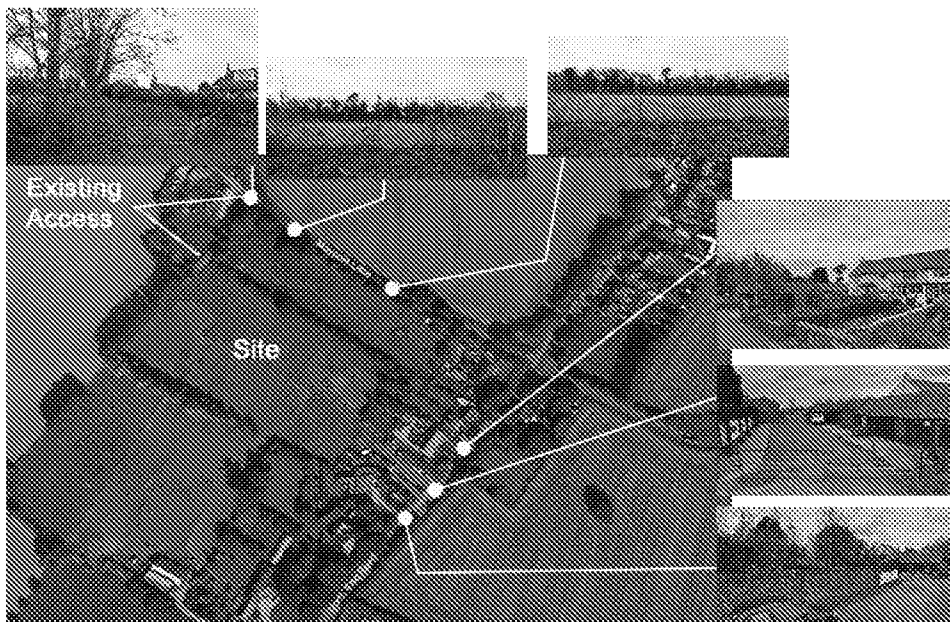
Context Appraisal

Location

4. The site is located outside but abutting the built up area boundary² but is nonetheless within the comparatively large settlement/parish of Yapton³ within easy walking and cycling distance of the services and facilities it provides.
5. The site is sustainably located relative to the settlement and is considered to be suitable for housing because of the accessibility that future residents would have to the same facilities, job opportunities and public transport that Yapton already provides for existing residents.

The Site and its immediate environs

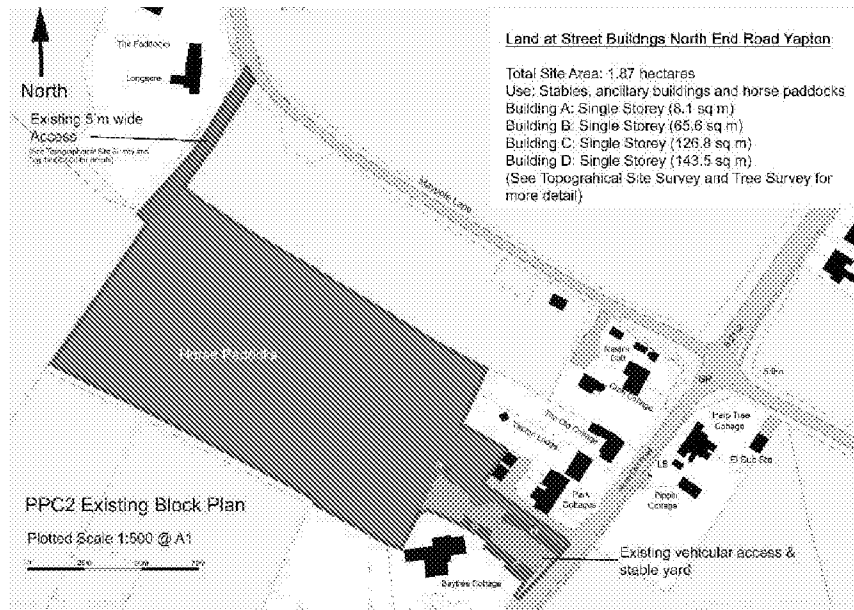
6. The site measures 1.87 hectares in area and is currently in use for the stabling and keeping of horses and as such is classified as previously developed land⁴ rather than agricultural land for the purposes of national and local planning policy.
7. The site and its immediate environs are described on the aerial photograph below and the existing block plan overleaf.



² As currently defined in the Arun District Local Plan 2003 and the Yapton Neighbourhood Plan - See Planning Statement

³ Area: 791 ha. Population: 3,522 which is large by comparison to other villages within the western part of Arun District

⁴ As defined in the Glossary to the Framework



8. The site is not situated within a Conservation area, the buildings on the site are not listed nor are they identified on the Council's Local list and the site is not within or close to any identified area of archaeological interest.
9. The site is not located within a protected landscape and has no existing ecological value due to the longevity and nature of the uses to which it has been put.⁵
10. The site is not in agricultural use and does not comprise high grade agricultural land due to the equestrian use to which it has been put.⁶
11. The site is not subject to any nature conservation designation and is not situated close to any such designation. There is no reasonable likelihood that any protected species would be present on site because it does not contain any habitats that are suitable to sustain such protected species.
12. The site is not subject to any physical/environmental constraints that would restrict the development of the site and all existing trees on the site can be retained and protected.
13. Views of the site from public footpaths/roads in the area are limited due to intervening land, existing residential buildings and existing established trees and hedges and there is no public access to the site so that it makes no demonstrable or significant contribution to the visual amenities or character of the area in its present largely undeveloped form.

⁵ See Ecology Statement and Biodiversity checklist provided

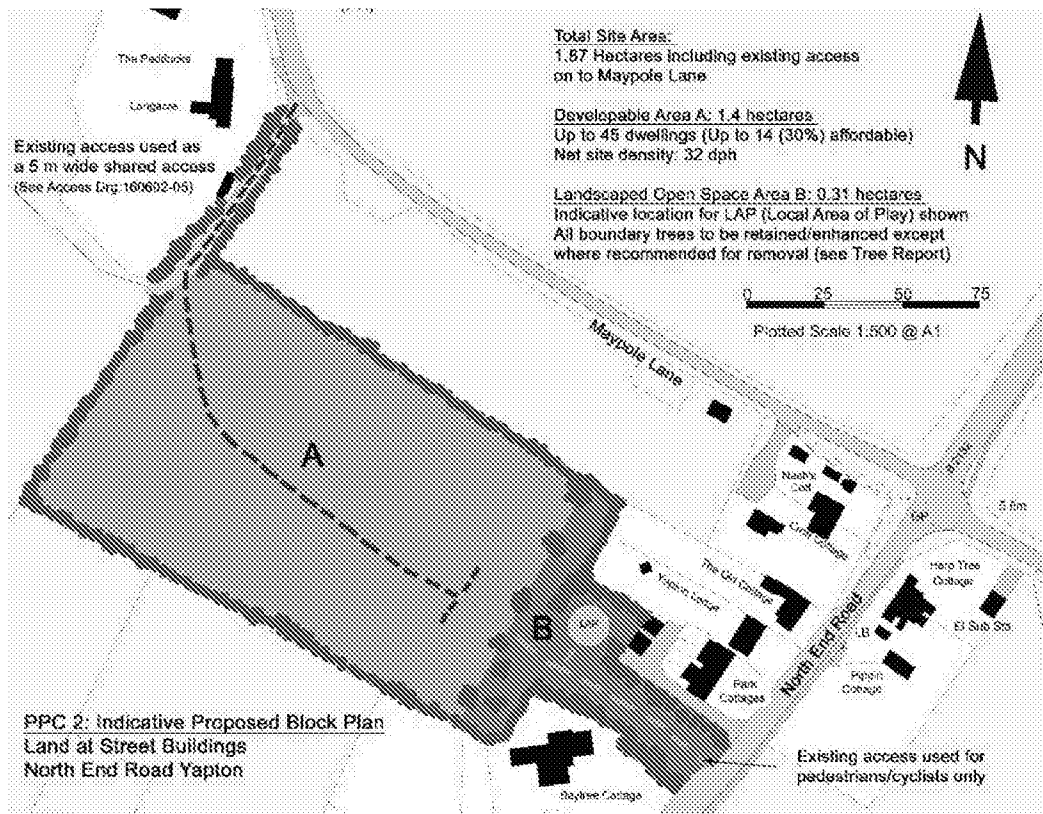
⁶ The site meets the definition of previously developed land given in the glossary to the NPPF



Design Principles

The amount of development proposed

14. The site measures 1.87 hectares in area which includes the existing accesses to the site from Maypole Lane and North End Road and could theoretically accommodate some 56 houses at a gross site density of 30 dph.
15. However, having regard to the site characteristics, surrounding properties, the desire to safeguard existing tree screens and provide appropriate open space ("Landscaping" below) and access (see access below), it is proposed to limit the developable area to accommodate up to 45 houses in the manner indicated on the submitted Indicative Proposed Block Plan below.



16. The mix of housing (detached, semi-detached, terraced) and size of dwellings proposed (i.e. bedroom numbers) forms part of the reserved matter "scale" but up to 14 (30%) of the maximum number of houses (45) would be affordable dwellings (as defined in the Glossary to the Framework)⁷ and the submitted Indicative Proposed Block Plan demonstrates one way in which the site could satisfactorily accommodate the amount of housing and open space proposed.

⁷ See submitted Affordable Housing Statement



Appearance and Scale

17. Appearance⁸ and scale⁹ are reserved matters so would be subject to appropriate conditions on any outline planning permission granted.
18. However, it is intended that the proposed housing would be of traditional, vernacular, two storey design and that the open space with appropriate landscaping would significantly improve the appearance of the site when viewed from North End Road as well as being a functional and beneficial asset for existing and future residents.

Landscaping and open space

19. Landscaping¹⁰ is a reserved matter so would be subject to appropriate conditions on any outline planning permission granted.
20. However, it is intended that all existing trees will be retained where practicable¹¹ (see Tree Survey and Report) and the developable area shown on the Indicative Proposed Block Plan has been limited to ensure that the nominal root protection areas shown on the Plan at Appendix 5 to the Tree Survey and Report could be included within residential gardens.
21. It is also intended that the existing tree screens on the northern, western and southern boundaries of the developable area would be enhanced by further planting (and replacement planting where required) as part of any detailed proposals for landscaping and that further landscaping would also be undertaken within the open space to be provided.

⁸ The reserved matter of “appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture; (Article 2 Town and Country Planning (Development Management Procedure) (England) (Order) 2015)

⁹ The reserved matter of “scale” means the height, width and length of each building proposed within the development in relation to its surroundings; (Article 2 Town and Country Planning (Development Management Procedure) (England) (Order) 2015)

¹⁰ The reserved matter of “Landscaping” in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes— (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features; (Article 2 Town and Country Planning (Development Management Procedure) (England) (Order) 2015)

¹¹ Some of the trees need to be removed and/or require tree surgery for arboricultural reasons



22. The amount of open space to be provided (0.3 hectares including a Local Area for Play (LAP)) exceeds that required by Arun District Council in respect of a residential development of this size and has been sensibly located within the site to maximise its usage, amenity value and its ability to safeguard the residential amenities of existing properties abutting the site to the east.

Layout

23. Layout¹² is a reserved matter so would be subject to appropriate conditions on any outline planning permission granted but it is intended that the development proposed would be laid out broadly as shown on the Indicative Proposed Block Plan submitted.
24. The Indicative Proposed Block Plan submitted demonstrates that the site is large enough to comfortably accommodate up to 45 houses together with associated gardens, landscaping, open space, internal access roads and off street and on street parking to appropriate standards in a manner that would result in a high quality and well-designed residential development which would provide future residents with a high level of residential amenity and would safeguard the residential amenities enjoyed by existing residents nearby.

Access

25. Access¹³ forms part of the application and is not a reserved matter.

Vehicular Access

26. Access for vehicles, pedestrians and cyclists to the development proposed is to be provided by way of the existing vehicular access from the site onto Maypole Lane as indicated on the submitted Access Arrangement Drg: 160602-05.
27. The appropriate visibility splays already exist and the junction will be able to accommodate the largest vehicles that can be anticipated to access the development on a regular basis. Similarly the existing access track is already 5 metres wide and is

¹² "layout" means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development; (Article 2 Town and Country Planning (Development Management Procedure) (England) (Order) 2015)

¹³ "Access" means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where "site" means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made; (Article 2 Town and Country Planning (Development Management Procedure) (England) (Order) 2015)



of sufficient width to allow a cars and larger service vehicles to pass one another safely.

28. The works necessary to covert the track into a shared surface access to serve the residential development proposed can¹⁴ be undertaken without detriment to the trees either side of the existing track.
29. The existing vehicular access on Maypole Lane can, therefore, provide safe and suitable access for vehicles, pedestrians and cyclists with some relatively minor improvements, which can all be achieved within land that is controlled by the applicant and/or the publicly adopted highway and such works including the submission of appropriate Road Safety Audits in respect of such works can be made the subject of suitably worded conditions on any permission granted.

Sustainable Transport Access Strategy

30. The site is sustainably located relative to the settlement and the education, employment, health, and retail services it provides for existing and future residents so the strategy is to encourage future residents to travel around the settlement and further afield by a variety of modes of transport, including on foot, by cycle and public transport by optimising and enhancing accessibility from the development to key local services and public transport.
31. To this end, the proposal is to close the existing access from the site onto North End Road to vehicles and convert the access into a shared landscaped access for use by pedestrians, cyclists and motorised scooters and wheelchairs for the disabled only.
32. The detailed design of this landscaped access can be achieved within land that is controlled by the applicant and/or the publicly adopted highway and such works including the submission of appropriate Road Safety Audits in respect of such works can be made the subject of suitably worded conditions on any permission granted.
33. The internal road layout is a matter which is reserved for later consideration but the Indicative Proposed Block Plan shows how the site could be laid out around a central spine road that would also serve to provide a legible route for pedestrians, cyclists and motorised scooters and wheel chairs for the disabled through the development from North End Road to Maypole Lane thereby improving connectivity between currently different parts of the settlement and thereby contributing significantly to the creation of a sustainable, mixed and integrated community.

¹⁴ Subject to suitably worded conditions on any permission granted