



PLANNING DESIGN AND
ACCESS STATEMENT

For Crayfern Homes Ltd on
Land East of North End Road, Yapton

June 2018

Executive Summary

MCC Planning acts on behalf of Crayfern Homes Ltd in respect of the submission of a detailed planning application for the development of land east of North End Road, Yapton.

This Statement demonstrates the following key points;

- Arun District Council does not have an up-to-date Local Plan. Settlement boundary policies were adopted in 2003 and development needs do not currently derive from an up-to-date NPPF-compliant assessment.
- The lack of an up-to-date Local Plan triggers the NPPF paragraphs 125 and 14 and thus the '*presumption in favour of sustainable development*' applies.
- There is an acknowledged lack of three or five-year housing land supply (policy off position 2.07 years supply) and thus compelling need for an immediate supply of sites suitable for housing development.
- The site has been identified as '*deliverable*' within the Housing Economic Land Availability Assessment (HELAA). The Council has agreed that officers should invite planning applications on sites identified as '*deliverable*' in order to address the immediate shortfall in housing land supply.
- The site is located outside but adjoining the settlement boundary of Yapton and whilst the sites location within the countryside would usually be a constraint on development, settlement boundary policies should no longer be applicable and the development should be considered alongside the sustainability principles outlined within the NPPF.
- The site does not encroach into the countryside any further than existing development to the east and west of the site. The site itself is only visible from North End Road, it is not rural in character and it is not suitable for agricultural purposes as a standalone site.
- The proposal will support social sustainability by providing a mix of house sizes to meet the needs of the existing community and future generations.
- Ecological and biodiversity enhancements through the landscaping scheme and SuDS strategy will result in biodiversity gains and environmental benefits.
- The proposal will result in capital investment in the area, supporting the existing village facilities and making financial contributions to local infrastructure, encouraging sustainable economic growth.

The application represents a comprehensive and sustainable development proposal. It reflects the three essential strands of sustainable development delivering sustainable economic, social and environmental benefits to the local area.

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Appendices

- A. Proposed Scheme Layout
- B. Pre-application Layout (August 2017)
- C. Planning Officer Pre-Application Response – November 2017

1. Introduction

- 1.1. The development proposals comprise 10 dwellings and the reinstatement of an existing, historical highway access. The proposed layout can be seen in Appendix A. The application is made in accordance with the Planning and Compulsory Purchase Act 2004.
- 1.2. This Statement sets out the relevant background for the determination of the planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations.
- 1.3. The proposals have been informed initially by the policies in the National Planning Policy Framework and Development Plan and have since evolved through detailed assessments, feedback from pre-application consultation with Arun District Council (ADC) and liaison with Yapton Parish Council.
- 1.4. In addition to this statement, the following documents are submitted as part of the planning application;

Report	Report Reference	Consultant
Location Plan	1.01	Crossley Design Architecture
Planning Design and Access Statement		MCC Planning Ltd
Plans Site Layout Floor Plans Elevations Street Scenes Cycle Store	2.10 2.11 2.12 2.13 2.14	Crossley Design Architecture
Drainage Layout SuDS Operation and Maintenance Groundwater Monitoring	502-01 ES1801/SUDS	Escher Silverman
Transport Assessment	125.0001/TS/2	Paul Basham Associates
Ecological Appraisal and Phase 1 Survey	2697	The Ecology Co-op
Arboricultural Appraisal, tree protection plan and method statement	18062-AALet-An & BT1	Barrell Tree Consultancy
Soil and Ground Investigations	16671/DS & 16671/GIR	Soils Ltd
Stage 1 Noise Assessment	AS10285.180326.RA	Clarke Saunders

2. Site and Surroundings

The site

- 2.1. The site is located on the northern edge of Yapton village, it is predominantly flat and comprises approximately 0.4 hectares of unused grassed land.

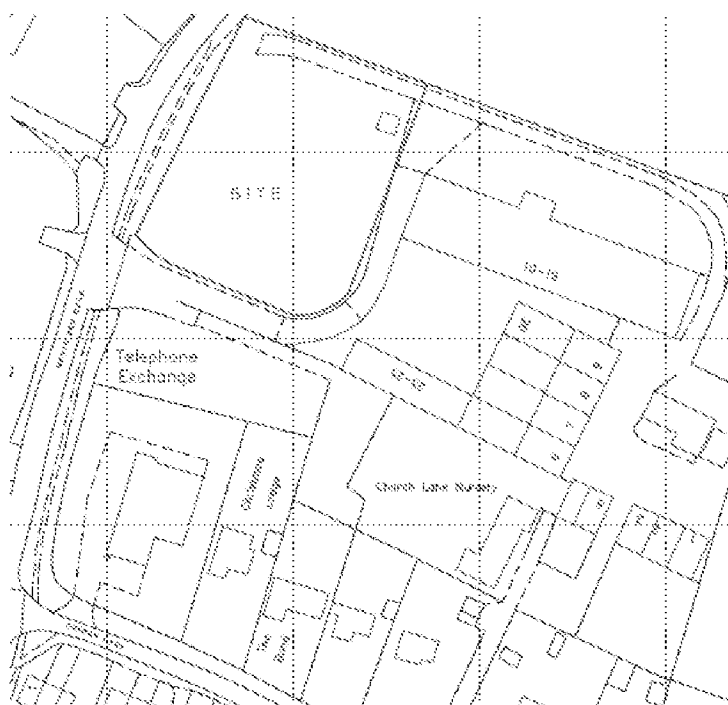


Figure 1: Site Location

- 2.2. North End Road is located on the western boundary of the site with residential properties and farm buildings beyond. The land is approximately 1m higher than North End Road with a 1.2m retaining wall to this western boundary. A large leylandii hedge demarcates the northern boundary, Orchard Business Park is situated to the east with residential properties and telephone exchange to the south.
- 2.3. The site is currently accessed via an existing privately maintained highway that serves the business park to the east. However, there is a dropped kerb and historical access track that still runs along the northern boundary of the site.

The Surroundings

- 2.4. Yapton is a sustainable village with a number of local facilities within a short distance of the site including; two doctors surgeries, primary school, village shop (co-op), village hall, playing fields, allotments and church.

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

Planning History

- 2.6. There have not been any planning applications for residential development in this location within the last 15 years.
- 2.7. Whilst this the case, there are a number of applications in close proximity to the site that are outside settlement boundaries and that either have officer's recommendation for approval or have recently been approved;

Y/44/17/OUT – Land at Stakers Farm, North End Road, Yapton

Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space and associated landscaping. All matters reserved apart from Access (access to be achieved via permitted road red Y/93/14/OUT).

Committee resolution for decision to be delegated by the Director of Place in consultation with the Chairman and Vice-Chairman – 11th April 2018. Awaiting decision notice.

Y/49/17/OUT – Land at Street Buildings, North End Road, Yapton BN18 0DT

Outline application with some matters reserved 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 ha of landscaped open space with vehicular access from Maypole Lane and pedestrian/cycle access only from North End Road.

Approved 15th February 2018

Y/80/16/OUT – Land to the South of Ford Lane, East of North End Road, Yapton

Appeal ref: APP/C3810/W/17/3170059

Outline application with some matters reserved for 4.5 ha of residential development comprising 3.4 ha of land for up to 100 dwellings (up to 30 (30%) affordable housing) together with 1.1 ha of land set aside for public open space and strategic landscaping and 2.2 ha of public open space and green corridors with vehicular access from Ford Lane and pedestrian/cycle access only from North End Road.

Appeal Allowed 15th January 2018

Y/1/17/OUT – Bonhams Field, Main Road, Yapton BN18 0DX

Outline application with some matters reserved for the erection of 56 no. dwellings with associated open space and creation of new access.

Approved 7th December 2017

3. Pre-Application Consultation

- 3.1. The applicant has sought to work with the Local Planning Authority from the onset. An indicative layout and supporting statement were submitted to the Council in August 2017. The initial concept consisted of 11 dwellings with a mix of sizes and tenures to meet local need. The indicative pre-application layout has been attached at Appendix B.
- 3.2. Following the gathering of consultee responses, the planning officer then issued a formal response (Appendix C) which, in summary, determined the following key points;
- The Council are unable to demonstrate a 3 or 5-year housing land supply. The Council therefore resolved to invite planning application on sites identified as being 'deliverable' within the HELAA and where they would not prejudice the emerging local plan and/or infrastructure delivery.
 - Due to the shortfall in housing supply, only limited weight can be given to the Arun Local Plan (ALP) Policies GEN2 and GEN3 and Yapton Neighbourhood Plan (YNP) Policies BB1 and H1. The recent Inspectors decision concerning a called-in inquiry for 108 dwellings at Burndell Road, Yapton (Ref APP/C3810/V/16/3158261) also confirmed that GEN2 and GEN3 are out of date as the ALP does not plan for housing beyond 2011 and thus they pre-date the NPPF and do not seek to establish the Objectively Assessed Need (OAN).
 - Yapton Parish Council does not intend to renew or update the YNP and they have a preference for Arun District Council (ADC) to prepare a Small Sites DPD.
 - Although the site lies outside the built-up area boundary of Yapton, it is in a highly accessible location and residents will be able to walk or cycle to access local facilities and services.
 - The proposal would be environmentally, socially and economically sustainable and would therefore benefit from the NPPF presumption in favour of sustainable development. In addition, it is considered that none of the principle issues such as landscape, flooding, access/highway safety and the natural environment would amount to a reason for withholding permission providing they can be controlled by condition or through a Section 106 Agreement.
 - The layout plans are considered to be functional and broadly acceptable. It would be advantageous to retain the hedging along the North End Road frontage and much will depend on the treatment of elevations visible from this location, particularly plots 1, 4 and 5 and to a lesser extent number 11.
 - Plots 2 and 3 garden coverage does not meet policy requirements.
 - It is recommended a noise assessment be submitted to ensure that any noise from commercial uses can be assessed.
 - Offsite open space contribution could be made due to the proximity to the existing facility.

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- The site is not considered as part of the adjacent business park and is not allocated as either safeguarded or future economic land.
 - Subject to any proposal being satisfactory in respect of internal/external space standards, biodiversity, drainage, noise, public open space/children's play, infrastructure contributions and highways then officers would be inclined to recommend approval.
- 3.3. Post receipt of the pre-application advice, the applicant met with the Parish Council on the 6th December to present the indicative plans and discuss the future application. A meeting was also requested in April 2018 following receipt of final site surveys but unfortunately the Parish declined to respond.
- 3.4. Following the Officer comments in relation to 1, 4, 5 and 11, the retention of the hedging on the frontage and also the garden coverage associated with plots 2 and 3, the proposals have been amended for application submission. The front hedging and wall have been retained and the gardens associated with plots 2 and 3 now meet required standards. Due to the design and layout changes, the submission proposals have resulted in the removal of one property and as such the submission for the development of 10 dwellings.

4. The Proposal

- 4.1. This application seeks detailed planning permission for the development of 10 residential dwellings, creating a density of 25 dwellings per hectare (dph). This density is considered to be appropriate to this village location and is in keeping with the character and context of the area.
- 4.2. The proposed mix of the new housing comprises the following:
 - 2 no. 2 bed dwellings at 850 sqft;
 - 5 no. 3 bed dwellings at 1009 sqft;
 - 2 no. 3 bed dwellings at 1093 sqft; and
 - 1 no. 4 bed dwelling at 1291 sqft.
- 4.3. The properties will consist of a mixture of two-storey detached, semi-detached and link-detached dwellings. All properties have been designed in line with national space standards.
- 4.4. In terms of materials, a red blend brick forms the base of each plot from which an alternating material is introduced to vary the street scene and create interest. These material variants include flint, weather boarding and tile hanging. Clay tiles are the main material for roofs.
- 4.5. The site access is currently taken from the existing business park entrance. However, there is also an existing historical access in the north-western corner of the site. This will be re-instated and upgraded to serve the development. Approximately 2.4m x 45m visibility splays can be achieved in this location which is sufficient in highway terms.
- 4.6. The scheme proposes 21 private car parking spaces in the form of car barns, garaging and spaces, alongside 3 visitor spaces as per the WSCC requirements. Cycle storage will be provided within the garage of plot 10 and rear gardens of all other properties.
- 4.7. The proposal retains existing boundary hedgerows and mature trees with additional on-site landscaping of native species to support and enhance both local biodiversity and the character of the area.

5. Planning Policy

- 5.1. Following paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004, there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF)

- 5.2. Section 19 (2) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to have regard to national policies and advice.
- 5.3. The NPPF is a material consideration when determining planning applications. The NPPF was published in 2012 and plays a key role in the Government's reforms to make the planning system less complex and more accessible. The main aim of the NPPF is to achieve sustainable development.
- 5.4. Paragraph 7 outlines the three dimensions to sustainable development by which the planning system needs to perform three key roles; economic, social and environment. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 5.5. Paragraph 14 of the NPPF establishes a '*presumption in favour of sustainable development*' to ensure that development can be approved without delay in order to boost the supply of housing. It states that, for decision-taking this 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
- 5.6. '*Specific policies*' are outlined within footnote 9 and include;
- Sites protected under the Birds and Habitats Directive and/or Designated Sites of Special Scientific Interest,
 - Land designated as Green Belt,
 - Local Green Space,
 - Area of Outstanding Natural Beauty, Heritage Coast or National Park,

- Designated heritage assets; and
- Locations at risk of flooding or coastal erosion.

- 5.7. With regard to housing, paragraph 47 of the NPPF states that local planning authorities should *'ensure that their Local Plan meets the full, objectively assessed need for market and affordable housing in the housing market area as far as consistent with the policies as set out in this Framework.'* It also states that authorities should identify suitable and deliverable sites sufficient to provide a five-year housing land supply. Paragraph 49 states that if authorities are unable to do this, relevant policies for the supply of housing should not be considered up-to-date and housing developments should be considered in the context of the presumption in favour of sustainable development.
- 5.8. Paragraph 215 states that *'...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).'*
- 5.9. In terms of design, there is a strong emphasis upon good design and promoting healthy communities throughout the NPPF. Housing development should *"deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities"* (paragraph 50).
- 5.10. Further, paragraph 58 makes reference to the importance of good design which involves; establishing a strong sense of place, minimising crime and disorder by creating a safe and accessible environment, incorporating green and other public space, whilst also ensuring that developments are visually attractive in order to reflect the identity of the local surrounding and add to the overall quality of the area.
- 5.11. In addition to the above mentioned paragraphs, the Housing and Planning Act 2016 reaffirms the Government's priority to deliver homes and, if necessary, to use central powers to ensure homes are delivered. It is therefore a clear direction from Central Government that authorities should plan to deliver as much housing as sustainably possible.

Local Policy

- 5.12. The Development Plan consists of the following documents;
- Adopted Arun District Local Plan (2003) Saved Policies
 - Yapton Neighbourhood Development Plan (2014)

Adopted Arun Local Plan (2003) (ALP) Saved Policies

- 5.13. The saved policies of the ALP should be taken into consideration until such time as these are superseded by the adoption of the emerging Local Plan.

- 5.14. Saved Policies GEN2 'Built Up Area Boundaries' and GEN3 'Countryside' denote the current built up area boundaries. These were drawn to accommodate a specific quantum of development in the period to 2011. As these policies were drafted prior to the publication of the NPPF and reflect out of date housing requirements, they should be considered out of date in line with NPPF paragraph 215.
- 5.15. Saved Policy GEN7 'The Form of New Development', seeks to promote high quality design; ensuring new development enhances the local area, responds to the characteristics of the site, and creates an attractive sustainable development.
- 5.16. Minimising the risk of inland flooding is addressed through saved Policy GEN11 'Inland Flooding'. This policy seeks to ensure that development does not exacerbate existing flood risks. Saved Policy GEN9 'Foul Water and Surface Drainage', requires drainage capacity for foul and surface water with the consideration of Sustainable urban Drainage Systems (SuDS) in all development proposals.
- 5.17. Safe and attractive facilities for cyclists and pedestrians with links to existing networks within the surrounding area are promoted through saved Policy GEN15 'Cycling and Walking', in order to facilitate and promote sustainable methods of transport.

Yapton Neighbourhood Plan (YNP) (2014)

- 5.18. The Neighbourhood Plan was made in November 2014 and covers the period to 2029.
- 5.19. The Yapton built-up area boundary is defined through Policy BB1: 'Built-up Area Boundary' which seeks to focus development within the boundary unless one of the following four criteria is met;
- They represent proposals to deliver site allocations (Policies SA1 and SA2); or
 - They relate to necessary utilities infrastructure and where no reasonable alternative location is available; or
 - They relate to additional allocations for housing land in accordance with Policy H1; or
 - They propose new or relocated health or community facilities in accordance with Policies KS1 and KS2.
- 5.20. Policy H1: 'Housing requirement' determines that the minimum housing requirement over the period 2014-2029 will be established by the emerging Local Plan and that an additional buffer of 20% over and above will be permitted to allow for flexibility and consumer choice. It also states that additional allocations will be made if the emerging Arun Local Plan requires such action or if the identified housing sites do not proceed.

- 5.21. Land classification is addressed through Policy E1: 'Protection of high value agricultural land'. Development on Grade 1 or 2 agricultural land will be refused unless;
- It involves development of the housing allocations; or
 - It involves the granting of planning permission for any additional housing sites required by Policy H1 to meet objectively assessed housing needs in the Plan area.
- 5.22. Policy E4: 'Minimising the environment impact of development' requires proposed to retain well-established features of the landscape, including mature trees, species rich hedgerows and ponds.
- 5.23. Existing commercial premises are protected through Policy BE1. The Policy states that there will be a strong presumption against the loss of commercial premises or land which provides employment or future potential employment opportunities. Applications for a non-employment change of used will only be permitted if the following can be demonstrated;
- The commercial premises or land in question has not been in active use of at least 12 months; and
 - The commercial premises or land has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

Other Material Considerations

- 5.24. Other documents and statements that should be taken into consideration include;
- Emerging Arun District Local Plan 2011-2031 Publication Version (January 2018 modifications) (eALP)
 - Housing and Economic Land Availability Assessment (HELAA) (August 2017)
 - Ministerial Statement (12th December 2016)

Emerging Arun Local Plan 2011-2031 Publication Version (January 2018 modifications) (eALP)

- 5.25. Emerging Policies SD SP2 'Built-up Area Boundary' and C SP1 'Countryside' state that development outside of built up boundaries will be restricted in order to protect the countryside. However, para. 7.2.8 recognises that these boundaries may need to be reviewed if the Council is unable to meet any shortfall in its 5 Year Housing Land Supply.
- 5.26. Table 12.1: Housing Supply states that 1,250 dwellings will be delivered on non-strategic sites and will be identified through Neighbourhood Plans or a Small Site Allocations DPD. This is again repeated in Emerging Policy H SP1 'Housing Allocation'.

- 5.27. Emerging Policy H DM1 'Housing Mix', specifies that for development of 11 units or more, the proposed mix is required to comply with the Strategic Housing Market Assessment (SHMA). Emerging Policy AH SP2 'Affordable Housing' only requires developments of 11 residential units or more to provide a minimum of 30% as affordable units.
- 5.28. Emerging Policy D SP1 'Design' is a general policy requiring good design, whilst related Policy DDM1 deals with 'Aspects of Form and Design Quality'. Policy D DM2 relates to Internal Space Standards. Internally, dwellings are required to adhere to nationally prescribed standards.
- 5.29. Policies ECC SP1 'Adapting to Climate Change' and SP2 'Energy and Climate Change Mitigation' support development which takes account of climate change and achieves energy efficiency in design and layout.
- 5.30. The emerging Local Plan seeks to protect the natural environment through Policies ENV SP1, 'Natural Environment' and ENV DM5 'Development and Biodiversity'. Policy ENV SP1 seeks to promote preservation, restoration and enhancement of biodiversity and where possible, the creation of new areas for habitats and species.
- 5.31. Emerging Local Plan Policy ENV DM4 'Protection of Trees' requires proposals to include land and tree surveys, a tree constraints plan, and an arboricultural impact assessment with tree protection plan and arboricultural method statement.
- 5.32. Policies WDM1 'Water Supply and Quality', WDM2 'Flood Risk' and WDM3 'Sustainable Drainage Systems' state that development should be focused in areas at low risk of flooding and proposals for major development are required to incorporate SuDS into drainage strategies.
- 5.33. Emerging Policy QE DM1 'Noise Pollution' lists a number of locations that are likely to experience noise from road, rail or air. The site is not within close proximity to any of these locations. In addition, it states that in order to safeguard existing industrial and commercial uses, noise sensitive development should not normally be permitted where;
- *'High levels of noise will continue throughout the night, especially during hours when people are normally sleeping.'*
 - *'There is a likelihood of complaints about noise from industrial development'* ⁷¹
- 5.34. Footnote 71 states that *'this may be assessed where appropriate using guidance in BS4142: 2014.'*

HELAA Report August 2017

- 5.35. The HELAA is not a policy document but forms part of the Emerging Arun Local Plan Evidence base. Further, Arun District Council's Local Plan Sub-Committee (6th December 2016) and Full

Council (11th January 2017) agreed that, in order to boost supply in the short term and address the current housing deficit, Officers would invite planning applications where sites are identified as being 'deliverable' within the HELAA and will not prejudice the emerging Local Plan and/or infrastructure delivery.

- 5.36. The application site is considered under reference '17Y1' The assessment concludes that the site is available, suitable and achievable and could be capable of delivering approximately 11 dwellings at a density of 30 dwellings per hectare in years 2017-2018, the site therefore falls within the 'deliverable' category.

Ministerial Statement (12th December 2016)

- 5.37. The ministerial statement was issued in December 2016 and should be considered as material consideration when making relevant planning decisions. It clearly states that '*a neighbourhood plan that forms part of the development plan should not be deemed to be 'out-of-date' under paragraph 49 of the NPPF where all of the following circumstances arise at the time the decision is made:*

- *This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;*
- *The neighbourhood plan allocates sites for housing; and*
- *The local planning authority can demonstrate a three-year supply of deliverable housing sites.'*

- 5.38. The Council is currently unable to demonstrate a three-year supply of deliverable housing sites and the Neighbourhood Plan is now 4 years old. Thus, the three circumstances are not met and relevant policies for the supply of housing within the YNP, specifically Policy H1, should be considered out of date.

6. Scheme Assessment

- 6.1. This section sets out the merits of the scheme and its compliance with national and local planning policy. It demonstrates the sustainability of the site and its potential to provide for an existing and identified housing need through the provision of a well-designed development of 10 residential units.

Principle of Development

- 6.2. The Site is identified in the ALP and YNP as being outside the settlement boundary for Yapton and, as such, is contrary to ALP Policies GEN2 'Built up Area Boundaries' and GEN3 'Countryside' and to an extent, YNP Policy BB1 'Built-up Area Boundary'. However, as set out below, these policies are considered to be out-of-date and carry limited weight.
- 6.3. The Council are currently only able to demonstrate 2.07-year housing land supply (31/03/2018) and thus given the significant shortfall, only limited weight can be given to the conflict with ALP Policies in line with paragraph 215 of the NPPF. Applications should therefore be considered in line with the '*presumption in favour of sustainable development*' and thus the second part of the NPPF paragraph 14, which seeks to approve proposals unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits. This position was confirmed by a recent Inspector and Secretary of State decision on Burndell Road, Yapton (Ref APP/C3810/V/16/3158261).
- 6.4. Further to this, and as outlined in para. 5.34 above, Arun District Council Members have resolved to invite applications on '*deliverable*' HELAA sites to address the housing supply shortage. The application site has been identified as '*deliverable*' and a minor proposal for 10 dwellings would not prejudice the emerging Local Plan and/or infrastructure delivery.
- 6.5. The ALP Policy GEN2 is clear that built-up-area boundaries were defined for the purposes of the West Sussex Structure Plan and District Local Plan. This means the boundaries were drawn to accommodate development needs to 2011 only and do not account for the most up-to-date OAN figures as required by the NPPF paragraph 47.
- 6.6. YNP was made in 2014 and is therefore 4 years old. Whilst this provides site allocations and built-up-area boundaries based on a more up-to-date assessment of need than the ALP saved policies, it is still based on an OAN that is approximately 50% less than the current figure. The three criteria as set out within the written Ministerial Statement (2016) are therefore not met and thus Policy BB1 should be considered out-of-date.
- 6.7. Further to this, YNP Policy H1 has flexibility to allow any shortfall in housing supply to be met. This Policy considers meeting future district wide needs for housing development outside settlement boundaries, where '*the emerging Arun Local Plan requires more housing to be*

provided at Yapton'. The emerging Local Plan, specifically Table 12.1 '*Housing Supply*', requires 1,250 dwellings to be delivered on '*non-strategic sites*' through either Neighbourhood Plans or a Small Site Allocation Document.

- 6.8. The pre-application response makes clear that Yapton Parish have no intention of updating the YNP to identify additional sites and will be relying on a Site Allocations Document. This application would therefore be contributing to the 1,250 needed dwellings and would not be in conflict with Policy H1 or Policy BB1.
- 6.9. In line with the '*presumption of sustainable development*', NPPF paragraph 7 states that proposals should simultaneously provide economic, social and environmental gains in order to achieve sustainable development.
- 6.10. The proposal would result in economic benefits to the community in the form of an increase in Council tax receipts, creating/maintaining construction jobs and through additional spending by new residents on local goods and services.
- 6.11. Providing 10 new homes to help meet future housing needs would help to support the local community. The provision of a mix of properties would allow local residents to downsize and provide new opportunities for those looking to access the housing ladder, aiding social cohesion.
- 6.12. The site is located outside of the built-up-area boundary however, it is in a highly accessible location with residents being able to walk or cycle to access local facilities and services. A number of facilities including, primary school, pharmacy and doctors surgery, post office with store, public house, church and two sets of bus stops are all located within an 800m walk down lit pathways. The village hall, fish and chip shop, butchers and convenience store are all located less than a 1000m walk from the site entrance. The scheme therefore scores highly in environmental sustainability terms.
- 6.13. In terms of construction, the proposals address climate change and seek to ensure environmental benefits wherever possible, in line with the emerging Local Plan Policies ECC SP1 and ECC SP2. The proposals have been designed in accordance with the 'fabric first' approach to sustainable construction, prioritising improvements to the building fabric including high levels of insulation and efficient building services to reduce energy demand and consequent CO2 emissions.
- 6.14. It is clear that the proposal would provide economic, social and environmental gains for both the local community and the District as a whole. These minor proposals in a sustainable location would not have any detrimental impact that would outweigh the benefit of providing housing to meet local needs.

Land Uses

- 6.15. North End Road is located along the western boundary, arable fields lie to the north, Orchard Business Park is to the east and a grassed area to the south with residential beyond.
- 6.16. The site is an area of land that is not used and is currently laid to grass. It has not been used for either agricultural or industrial/commercial purposes within the last 10 years. Whilst the site is in close proximity to Orchard Business Park, it has never been allocated or safeguarded as future economic land and as stated by Officers at pre-application stage, it is not part of or perceived to be part of the business park.
- 6.17. The adjoining land uses and recent planning permission to the north mean the site is isolated from other agricultural land. At a size of 0.4 hectares, the site would not be of a suitable or viable size for agricultural purposes. Further, Neighbourhood Plan Policy E1 'Protection of high value agricultural land' provides two exceptions to refusing development on agricultural land, one of which is where *'it involves the granting of planning permission for any additional housing sites required by Policy H1 to meet objectively assessed housing needs in the Plan area'*. Thus, development on this site would accord with this exception and be aligned with Policy E1.
- 6.18. Fields to the north have recently obtained approval for residential development and associated infrastructure, as noted in para. 2.7 above. The Business Park to the east benefits from two relevant planning permissions; Y/30/04 Re-cladding and change of use of former nursery buildings for B1 – business /B8 – storage uses and Y/40/15/PL Installation of 4 no. 1.2 x 1.2 UPVC white double-glazed windows. Change of use from B1 (Business) and B8 (Storage and Distribution) to sheltered employment.
- 6.19. Neither of these uses are noise generating uses for the purposes of NPPG ID 30 or are ones whose operation would result in detriment to a residential area by reason of noise. In addition, conditions exist to restrict hours of operation.
- 6.20. A Stage 1 Noise Risk Assessment and Stage 2 Acoustic Design Statement have been submitted following the Environmental Health Officer queries at pre-application stage. The assessment determines that the site is located within a low to medium risk area in terms of noise impact. The conclusions from the Stage 1 Assessment coupled with future mitigation measures demonstrate that there should be no detrimental impacts from noise generating uses on the future occupiers of the site and thus the proposals are aligned with ALP Policy GEN32 'Noise Pollution' and Emerging Policy QE DM1 'Noise Pollution' with footnote 71.

High Quality Design

- 6.21. Policy GEN7 of the ALP says that *'Planning permission will only be granted for schemes displaying high quality design and layout'*. Policy D DM1 of the eALP 'Aspects of Form and Design Quality' requires proposals to demonstrate the following; *'a creative design solution*

specific to the site, attention to quality of materials, methods of construction, finishes and details, visual interest when viewed as a whole and in detail, attention to proportions, massing, form and scale, and integration between different parts of the building to create a coherent whole.'

- 6.22. Storey height and footprint have been carefully considered in the design response in order to achieve appropriate internal spaces and ensure the scale of the properties integrates with the surrounding built form. Further to this, the scheme proposes 10 no. two-storey dwellings at a density of 25 dph. This is a scale and density that makes an efficient use of land in line with eALP Policy D SP1 whilst ensuring the proposals are commensurate with the surrounding development and any other approved planning applications within the locality.
- 6.23. The existing properties within the village vary in design style, incorporating traditional red brick, tile hanging, flint and render depending on when the properties were built. The scheme proposes to incorporate a varied but cohesive use of traditional materials and features that provide interest and variety to the street scene. The boundary walls, hard standing, fencing and façade materials will typically reflect the Sussex Vernacular. The materials and design style can be seen in further detail on the submitted elevations with context displayed within the submitted street scenes.
- 6.24. One of the Core Principles of the NPPF is to secure high quality design and a good standard of amenity (para 17). Both the ALP and the emerging Local Plan require that regard be had to the amenity and living conditions of neighbouring properties.
- 6.25. The site is not within close proximity to nearby residential properties, limiting any impact in respect of overlooking or loss of light. All proposed properties have garden lengths of a minimum of 10 metres. There are not any residential properties that adjoin the site however, light industrial businesses are located within the business park. Whilst this is the case, the main building is located at least 18 metres from the rear boundary of plots 6, 7, 8 and 9 which is ample space so as not to effect new residents and the enjoyment of their outdoor space.
- 6.26. When considering the layout, density, scale and design style of the proposed properties alongside the additional planting, the proposals accord with NPPF, ALP Policy GEN7 and eALP Policies D SP1 'Design' and DDM1 'Aspects of Form and Design Quality'.

Open space

- 6.27. The Fields In Trust 'Guidance for Outdoor Sport and Play: Beyond The Six Acre Standard' recommends the provision of 3.2 ha of open space are provided for every 1,000 people, equivalent to 32 sqm per person. On developments of 7+ dwellings, developments are required to accommodate open space within proposals.

6.28. Due to the size of the site, the number of dwellings proposed, proximity to existing open space and linkages to the surrounding, extensive footpath network, the scheme does not propose on-site open space. Alternatively, the applicant proposes a contribution to other open spaces within the village.

6.29. Following pre-application discussions, The Landscape Officer commented;

'...Having reviewed the proximity to existing facility I think due to the scale of the proposals then offsite contribution could be made, which I guess would have to be in the form of play contribution as I don't think we have a calculator for offsite POS. The contribution sought would be at £1600/unit and be for local area play in the most accessible location to this site.'

6.30. Subject to the signing of a Section 106 agreement, the proposals are aligned with the Landscape Officer comments.

Highway Safety

6.31. A Transport Statement and Stage 1 Safety Audit have been submitted alongside the application, demonstrating that the proposed access and internal road layout is acceptable. Prior to the submission of the application, the applicant engaged with the Local Highway Authority (WSCC) through the formal pre-application process.

6.32. The site is accessible by foot, bicycle and public transport. There are a number of bus stops within the village, with the closest being within close walking distance, approximately 160m from the site entrance. Village services can be accessed on foot via the North End Road footpath which is surfaced, overlooked and lit.

6.33. There are also a number of footpaths within close proximity to the site that provide access to the wider footpath network for example, paths 329 and 326 access from North End Road, paths 357, 358 and 369 accessed from either Church Lane to the south or Ford Lane to the north. Footpath 362 also provides a short cut from North End Road down to Church Road and the recreation ground and community centre beyond.

6.34. The Transport Statement determines that the site has a good level of accessibility and allows for a choice in modes of sustainable transport in line with eALP Policy T SP1 'Transport and Development' and Policy T DM1 'Sustainable Travel and Public Rights of Way'.

6.35. The proposal includes the provision of 21 on plot private parking spaces and 3 visitor spaces in accordance with the West Sussex Parking Demand Calculator.

- 6.36. Further information and clarification in terms of access and egress and also net impact of development can be found within the Transport Statement. It is therefore submitted that the proposals are acceptable in transport and highway safety terms.

Flood Risk and Drainage

- 6.37. The Environment Agency Flood Map shows the site to be located within Flood Zone 1 (low probability of flooding) and as such, the proposal accords with the objectives of the NPPF.
- 6.38. The drainage strategy seeks to incorporate SuDS features in the form of pervious pavements (block paving and porous surfacing) and discharge soakaways. The location and further details of these can be seen on the submitted Drainage Layout drawing. Future maintenance requirements are set out within the SuDS Operations and Maintenance Manual submitted in support of the application.
- 6.39. The proposed drainage measures ensure that both the proposed and the nearby properties will not be at risk of flooding following construction of the development.

Ecology and Biodiversity

- 6.40. There are no statutory or non-statutory designated sites of nature conservation interest situated within or adjacent to the application site and no potential adverse impacts have been identified.
- 6.41. An extended Phase 1 Habitat Survey has been submitted in support of the application. The site at present, holds limited intrinsic ecological value; it supports closely-mown amenity grassland, with areas of bare ground. It is bordered by a metal security fence and intact cherry laurel and cypress hedges.
- 6.42. The Survey recommends an ecologically sensitive lighting scheme to minimise potential disturbance to foraging and commuting bats around the site boundaries. Other recommendations relate primarily to enhancement opportunities such as native planting, bat boxes and insect towers. The provision of additional native, species-rich planting as part of the landscaping scheme will enhance the quality of the habitats present within the site post development in line with emerging eALP Policy ENV DM5 'Development and biodiversity'.
- 6.43. The Ecological Survey determines that the recommendations put forward will fully safeguard the existing ecological interest of the site and introduce measures to enhance ecological and biodiversity value. The implementation of the measures set out within the report enable the proposals to fully accord with planning policy for ecology and nature conservation at all administrative levels.

Landscape and Local Character

- 6.44. There are no landscape policies within the YNP however, regard should be had to ALP GEN7 and Policy LAN DM1 of the emerging eALP which states that; *'Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.'*
- 6.45. The Arboricultural Appraisal assesses the impact on trees both during and after development. From this assessment, it is clear that the proposal will not have any detrimental impact on the existing vegetation or on the local character.
- 6.46. The visibility splays at the access point will require the removal of a short section of hedge on the road frontage but this will not have any significant effect in the local character. The removal of a poor hedge on the northern boundary will arguably enhance the local character and offer the opportunity for improvement through new planting. The overall impact of the proposal on local character will be low and limited to the short term only. However, new sustainable planting will increase the potential of the site to contribute to local character well beyond the short term.
- 6.47. The appraisal concludes that the partial loss of two hedges would not cause an unacceptable or adverse impact on the long-term character and appearance of the area. Furthermore, it fully aligns with the broad guidance set out within the NPPF. The submission of the Arboricultural Appraisal and Method Statement suitably address eALP ENV DM4 'Protection of Trees'.

Planning obligations

- 6.48. The applicant is prepared to enter into a Section 106 Agreement relating to off-site open space and play space. The applicant is also happy to meet with Officers prior to the determination of the application to discuss the detail of any S106 obligations.

7. Conclusion

- 7.1. The NPPF encourages Local Authorities to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The Framework states that when making decisions, development proposals that accord with the development plan should be approved without delay.
- 7.2. There is currently a lack in housing land supply within the District, triggering NPPF para. 49 and thus meaning Local Plan Policies relating to the delivery of housing are to be considered out of date. On this basis, whilst the settlement boundary is normally a restraint on new housing development however, this is not currently the case and proposals should be considered against the principles of the NPPF.
- 7.3. The site is sustainably located, within walking distance of a good range of local services and facilities. The proposal will provide a number of social benefits including providing properties for those looking to enter the property market or those looking to downsize to free-up larger, second-hand family sized properties. The construction of the dwellings will have economic benefits in that it will provide a number of construction jobs, whilst the new residents will support the local services and facilities in the village. Environmentally, the scheme is sustainably located and will provide a number of benefits and enhancements, improving the landscape quality, biodiversity and habitat opportunities within the site.
- 7.4. The design will be of a high quality and the density and scale of the proposal is appropriate to the location. There will not be any detrimental impact of the development on the local landscape character and the scheme will provide ecological enhancements and landscape improvements when compared to the existing low landscape value of the site. The benefits of providing residential dwellings in this location should be considered as outweighing any impact of developing greenfield land on the edge of a settlement boundary.
- 7.5. The proposal jointly addresses each strand of sustainable development to provide and widen the choice of high quality homes in a sustainable village location. The scheme, as demonstrated, is fully compliant with national and local planning policy and it is therefore requested that planning consent is granted subject to conditions and the completion of a S106 agreement where necessary.

APPENDIX A

Site Layout

APPENDIX B

Pre-Application Layout

SCHEDULE OF UNITS - II TOTAL

PLOT I - 3 bedroom detached unit @ 108 sq.m.
PLOTS 2 & 3 - 2 bedroom semi-detached units @ 74 sq.m.
PLOT 4 - 4 bedroom detached unit @ 134.8 sq.m.
PLOTS 5 & 6 - 4 bedroom detached units @ 142 sq.m.
PLOT 7 - 3 bedroom detached unit @ 110 sq.m.
PLOTS 8 & 9 - 3 bedroom semi-detached units @ 106.4 sq.m.
PLOTS 10 & 11 - 3 bedroom garage linked units @ 110 sq.m.



EXISTING ACCESS UPGRADED &
RE-USED FOR HOUSING

2.4m x 45m vision splays approx.

EXISTING ACCESS FOR
BUSINESS PARK

NORTH END ROAD

Telephone
Exchange

Christmas
Lodge

The
Bund

CHURCH LANE

Preliminary 1

CROSSLEY DESIGN
ARCHITECTURE

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client
CRAFTERN HOMES

project
RESIDENTIAL DEVELOPMENT
ORCHARD BUSINESS PARK
NORTH END ROAD
YAPTON, BN18 0GA

drawing

SITE PLAN

scale	date	job no.	ding no.	rev.
1:500 @A2	MAY 17	1706	2.10	P1

0m 50m 10m 15m 20m
1:500 scale @ A2

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77% drawing to the standards of Cransley Design Association

APPENDIX C

Pre-Application Office Response



Ms Ellie White
McLaren Clark Group
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Arundel
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Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/153/17/

Please ask for: Mr S Davis

01903 737874

13th November 2017

Dear Ms White

Pre-Application Advice

Erection of 11 No. Dwellings.

Orchard Business Park North End Road Yapton West Sussex

I write regarding the above matter and your enquiry received on 11th August 2017.

Description Of Proposed Development

From the details submitted, I understand that you propose a scheme of 11 new dwellings with access from North End Road on the northern side of the site. The scheme comprises a mix of 2, 3 and 4 bedroom dwellings.

Description Of Site

The site is unused grassed land within the ownership of the Orchard Business Park. It is predominantly flat but approximately 1m higher than North End Road and has a 1.2m retaining wall to this boundary. The site is roughly 0.4 hectares in size. The business park (located to the east) is accessed by an existing road to the south of the site. However, there is a dropped kerb on the northern side and a track still runs within the site up to the boundary in line with this dropped curb. Access to this track is currently bricked up along the frontage.

The site is bordered by a Leylandii hedge to the north and west. There is a 1.8m green palisade fence to the southern boundary.

Description Of Locality

The site is located on the edge of Yapton but is relatively built up. The business park is to the east (comprising of one to one and a half storey buildings) and there are a mix of houses and commercial buildings in the south. Further residential dwellings on the western side of North End Road.

Planning Issues

The following issues have been identified for consideration.

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Principle;
 Design;
 Neighbour Amenity;
 Amenity Space Provision;
 Bin Storage;
 Affordable Housing;
 Highways, Transport and Parking;
 Sustainable Construction;
 Barnham Special Consultation Area;
 Open Space Provision;
 Noise Pollution;
 Infrastructure Provision;
 Biodiversity;
 Crime; and
 Other Considerations

Relevant Planning History

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN5	Provision of New Residential Development
	GEN7	The Form of New Development
	GEN8	Development and the Provision of Infrastructure
	GEN9	Foul and Surface Water Drainage
	GEN12	Parking in New Development
	GEN18	Crime Prevention
	GEN20	Provision of Public Open Space within New Development
	GEN25	Water Resources
	GEN28	Trees and Woodlands
	GEN29	Nature and Conservation Across the District
	GEN32	Noise Pollution
	GEN34	Air Pollution
	DEV17	Affordable Housing
	SPD1	Open Space & Recreation Standards

Publication Version of the Local Plan (October 2014):	C SP1 Countryside
	D DM1 Aspects of Form and Design Quality
	D DM2 Internal Space Standards
	D DM3 External Space Standards
	D SP1 Design
	ECC SP2 Energy and climate change mitigation
	EMP DM1 Employment land: Development Management
	ENV DM4 Protection of Trees
	ENV DM5 Development and Biodiversity
	H DM1 Housing Mix
	H SP1 Strategic housing, parish and town council allocations
	H SP2 Affordable Housing
	INF SP1 Infrastructure provision and implementation
	LAN DM1 Protection of Landscape Character
	OSR DM1 Open Space, Sport and Recreation
	QE DM1 Noise Pollution
	QE DM3 Air Pollution
	QE DM4 Contaminated Land

SD SP1 Sustainable Development
SD SP2 Built-Up Area Boundary
T DM1 Sustainable Travel and Public Rights of Way
T SP1 Transport and Development
W SP1 Water
W DM1 Water Supply and Quality
W DM3 Sustainable Urban Drainage Systems

Yapton neighbourhood plan 2014 Policy BB1	Built-up Area Boundary
Yapton neighbourhood plan 2014 Policy H1	Housing requirement
Yapton neighbourhood plan 2014 Policy H2	Dwelling size
Yapton neighbourhood plan 2014 Policy H3	Dwellings appropriate for the needs of older people
Yapton neighbourhood plan 2014 Policy BE1	Protection of existing commercial premises or land
Yapton neighbourhood plan 2014 Policy E4	Minimising the environmental impact of development
Yapton neighbourhood plan 2014 Policy E5	Enhancement of biodiversity
Yapton neighbourhood plan 2014 Policy E11	Minimising the impact of flooding from development
Yapton neighbourhood plan 2014 Policy PK1	Parking standards for new residential development
Modifications to the Local Plan (2017)	Housing Allocations H SP1 Strategic Site Allocations H SP2c Inland Arun SD SP1a Strategic Approach
Planning Policy Guidance	NPPF National Planning Policy Framework NPPG National Planning Practice Guidance

Principle

Please note that the following advice is based on the current situation and may be subject to change as the emerging Local Plan progresses towards adoption.

The development plan for Arun District currently comprises the Arun District Local Plan (2003) (saved policies) and the Yapton Neighbourhood Plan (2014).

Arun Local Plan 2003

The policies of most relevance are saved policies GEN2 and GEN3 of the Arun District Local Plan (ADLP). Policy GEN2 states that outside of the built up area boundary (BUAB), development will not be permitted unless it is consistent with other ADLP policies.

ADLP Policy GEN3 "Protection of the Countryside" states that except for various categories of development (of which none apply to the application proposal), development within the countryside will not be permitted. As this site lies outside the nearest BUAB, it is categorised as being within the countryside and the scheme would therefore conflict with ADLP Policies GEN 2 and GEN 3.

Yapton Neighbourhood Plan 2014

The Yapton Neighbourhood Plan (YNP) was made in November 2014 on the basis of the saved policies in the ALP and the draft policies in the 2014 publication version of the emerging Arun Local Plan (eALP).

The YNP includes a built-up area boundary and your site lies just outside of this. The application

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site is therefore classified as countryside and policy BB1 of the YNP states that residential development outside the BUAB will not be permitted unless it is in accordance with the site allocations policies (SA1 & SA2) or it relates to additional allocations for housing land in accordance with policy H1. Neither SA1 nor SA2 apply to your site.

Policy H1 allows for an additional buffer of 20% over the existing housing allocations within the YNP but states that this should form infill development within the village.

Your proposal would therefore also conflict with YNP policies BB1 and H1.

Emerging Development Plans

This includes the emerging Arun Local Plan 2011-2031 Publication Version October 2014 (eALP) as modified March 2017 ('the modified eALP').

The eALP was submitted for examination in January 2015. However, following a material increase in the Objectively Assessed Need (OAN) for housing, the eALP examination was suspended to allow ADC to review potential additional locations for housing development. The proposed Modifications were approved by Full Council and consultation took place on the new document ("Arun Local Plan 2011-2031 Publication Version showing Modifications") between 10 April and 30 May 2017.

The hearing sessions into the examination of the Arun Local Plan ended on Thursday 28 September 2017 and the Inspector has since written to the Council to set out his 'Interim Views following the Hearings'. The Council is currently preparing a composite Schedule of Proposed Main Modifications (MMs) to be provided to the Inspector.

Policy H SP1 "Housing Allocation" of the modified eALP sets out the overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. It includes a reference to additional allocations for small sites being made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans.

Policy H SP2 "Strategic Site Allocations" is split into 3 sections covering different areas of the District. An allocation is proposed by Policy H SP2a on land west of Bersted for 2,500 dwellings but the application is actually closer to the allocation concerning the settlements of Barnham, Eastergate and Westergate under policy HP2c for 2,300 dwellings. The application does not form part of either of these two allocations.

Policy SD SP2 "Built up Area Boundary" states that outside the BUAB, apart from Strategic, Site Specific and Broad Allocations, development will not be permitted unless consistent with other plan policies. In addition, Policy C SP1 "Countryside" states that residential development in the countryside outside of the BUAB will not be permitted unless in accordance with policies in the Plan which refer to a specific use or type of development. As the proposed site does not form part of a proposed allocation and is not in accordance with another policy within the eALP, the exception would not apply and the proposal would be contrary to eALP policies SD SP2 and C SP1.

The proposed development is not located in a strategic, site specific or broad allocation in the eALP, so the application will need to be considered alongside other plan policies.

Planning Balance

For reasons given above, the application is not in accordance with ALP policies GEN2 & GEN3 and YNP policies BB1 & H1. As set out below, these policies are all out-of-date and carry limited weight.

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The following sets out whether there are any material considerations which indicate that the proposal should be determined other than in accordance with the development plan.

There has been an almost doubling of the objectively assessed need (OAN) for the Arun District to 919 dwellings per annum (dpa) and the current reported housing land supply figure for Arun District is only around 2.07 years (as at 31/03/17). This demonstrates that there is a pressing need to identify and bring forward deliverable sites for housing and that ADC cannot demonstrate a 3 or 5 year supply of deliverable housing sites.

In recognition of this, the Local Plan Sub-Committee resolved in December 2016 to invite planning applications for the first phases of sites being investigated at potential strategic allocations. It was also resolved to invite planning applications on sites identified as being 'deliverable' within the Housing and Employment Land and Availability Assessment (HELAA) where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery.

Given the absence of a 5 year housing land supply, paragraph 14 of the NPPF is engaged and planning permission should be granted unless (a) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole or (b) specific policies in the Framework indicate development should be restricted. As the Council cannot demonstrate a 3 year supply of deliverable housing sites, the Written Ministerial Statement on Neighbourhood Planning (12 December 2016) does not apply. Paragraph 49 of the NPPF is also engaged, which states that the relevant policies for the supply of housing should not be considered up-to-date if the LPA cannot demonstrate a 5-year housing land supply.

Given the significant shortfall in housing supply, only limited weight can be given to the conflict with out-of-date ADLP Policies GEN2 & GEN3 and YNP policies BB1 & H1. Policy GEN2 is clear that the boundaries of the built-up area were defined 'for the purposes of the West Sussex Structure Plan and this District Local Plan'. The built-up areas were drawn for the purposes of defining the extent of the built-up areas and countryside. This was done with the background of the required number of dwellings for the plan making period being provided within the built-up areas or on allocated sites (up to 2011). Therefore this supports the position that the policies are out-of-date and can only be afforded limited weight.

The Inspectors decision for the called-in Inquiry concerning 108 residential dwellings at Burndell Road (Ref APP/C3810/V/16/3158261) stated that policies GEN2 & GEN3 are out of date in that the aLP does not plan for housing beyond 2011, that they pre-date the NPPF and do not seek to establish an Objectively Assessed Need (OAN). Both policies also do not accord with the NPPF in that they protect the countryside for its own sake. The Inspector considered this to be a material consideration weighing against the policy to which was attributed significant weight.

Furthermore, in allowing the Burndell Road call-in, the Secretary of State confirmed that policies GEN2 & GEN3 are out of date and given that the housing land supply is only 1.9 years, that these policies carry limited weight.

The Arun District Council Publication Version of the Local Plan February 2014 (on which the YNP was partially based) was prepared to address the OAN at the time and has been subject to major change to meet the requirements of the significantly increased OAN and therefore should be given very limited, if any, weight.

Policies BB1 and H1 of the YNP were made in 2014 and are based on an OAN that is approximately 50% less than the current figure. The Ford Lane, Yapton (APP/C3810/W/17/3170059) decision is relevant in as much as the Inspector found that a site for up to 100 dwellings could be supported on the basis that the OAN at that time was 758 dpa. The Secretary of State (SoS) disagreed with his Inspector and concluded that while the YNP is

currently underpinned by an outdated OAN (IR11.9), policy H1 has flexibility to allow any shortfall in housing supply to be met. As such, the SoS gave significant weight to the housing policies of the YNP.

The SoS agreed that in the absence of a 5 year HLS, policy BB1 is out of date (IR11.10). However, given his conclusions on Policy H1 he gave it significant weight. The Secretary of State considers that neighbourhood plans, once made part of the development plan, should be upheld as an effective means to shape and direct development in the neighbourhood planning area in question. Consequently, in view of NPPF paragraphs 198 and 185, and guidance on neighbourhood planning, even in the absence of a 5 year housing land supply, the Secretary of State placed very substantial negative weight on the conflict between the proposal and policy BB1. The decision was to refuse Ford Lane.

However, it should also be noted that the same Secretary of State, Sajid Javid MP recently ruled in favour of 108 homes at Land off Burndell Road, Yapton. In allowing this appeal, he afforded little weight to the saved LP policies, considering that the "severe" housing shortfall rendered them out of date. Furthermore, in respect of paragraph 198 of the NPPF which states that proposals conflicting with NPs will "not normally be granted", he also afforded minimal weight to the NP, because it had been based on an objectively assessed need that is no longer accurate.

The Yapton Neighbourhood Development Plan identifies two sites to meet its housing requirements (of 95 dwellings) for the parish. SA1 concerns land to the north of Yapton Primary School whilst SA2 is land at Cinders Lane. The YNP relies on an OAN figure from the previous version of the eALP, which is approximately 50% lower than the present figure. Therefore, the YNP is no longer consistent with the latest housing supply situation. Neither of the YNP allocations have yet been implemented and as such, have not made contributions to the housing supply in the parish. Yapton Parish Council have stated that they have no intention of renewing or updating the YNP at this time and have a preference for the LPA to prepare a small sites DPD which would cover Yapton. This means that whilst Policy H1 does have flexibility to allow any shortfall of supply to be met, there is no evidence to suggest that this is taking place at the moment.

Consideration needs to be given to the respective roles of Neighbourhood Plans which deal with local, non-strategic needs and Local Plans which deal with strategically assessed needs across the whole district. This approach was confirmed by the Secretary of State in the Fontwell decision (Land East of Fontwell Avenue - APP/C3810/V/16/314095). The modified eALP Policies (H SP2a, H SP2b & H SP2c) are seeking to address these strategically assessed needs through the identification of certain areas of land as Strategic Sites. The application site is not identified as a Strategic Site in the modified eALP Policy H SP2. Following examination of the modified eALP (2017), it is considered to carry more weight but that this is not yet significant.

For the reasons set out above, Policies BB1 and H1 of the YNP are considered to be out of date and are therefore afforded little weight.

Presumption in favour of sustainable development

Regard should also be had to the policies contained in the National Planning Policy Framework (NPPF) which are a material consideration in the determination of this proposal. In the event of conflicts between policies in the development plans or with Government policy, it is the most recent policy which takes precedence. With this in mind, the NPPF, which was issued in March 2012, is materially relevant and should be afforded significant weight.

As set out above, the policies in the development plan are out of date and can be afforded limited weight and this means that the presumption in favour of sustainable development set out in paragraph 14 of the National Planning Policy Framework (NPPF) applies. The following considers

the proposals against the presumption in favour of sustainable development.

Paragraph 7 of the NPPF states that in order to achieve sustainable development; economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

(1) Environmental Role

The site is on the edge of Yapton's built up area boundary with the village centre situated approximately 900m away. The Institute of Highway and Transportation (IHT) publication 'Guidelines for Providing Journeys on Foot (2000)' sets out recommended guidelines for walking distances and provide desirable, acceptable & preferred maximum distances. For town centres these range between 200 to 800 metres, for commuting/school 500 to 2000 metres and elsewhere 400 to 1200 metres

The following facilities are available in the local area within a walking distance (using local roads) of 800m from the proposed site entrance:

- Two sets of bus stops on North End Road (north & southbound stops located to the north and south of the site) - served by Route no. 66 which provides an hourly service connecting the site to Barnham and Littlehampton;
- A primary school;
- A pharmacy & doctors surgery;
- A public house; and
- A church.

The following facilities are located further than 800m:

- The Yapton village hall (925m);
- A fish & chip shop (957m);
- A butchers (979m); and
- A Co-operative food store (1000m).

The nearest railway station is in Barnham some 2.7km to the northwest. With the exception of the road to Barnham, all pavement footpaths are considered to be suitable for walking even at night. It is considered that the use of local footpaths might slightly reduce the distance to Barnham railway station but will not affect the other distances but would not affect the other distances.

I also note that the site was put forward for consideration by the Councils recent Housing and Economic Land Availability Assessment (HELAA). The HELAA report stated that:

"the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community".

The Local Plan Sub-Committee decision in December 2016, followed by the Full Council decision recommended that the Council invite planning applications on sites identified as being 'deliverable' by the HELAA where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery. It is considered that an application on this site would be invited.

In summary, it is considered that although the site lies outside of the BUAB, it is in a highly accessible location and residents will be able to walk or cycle to access local facilities and services.

(2) Social Role

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It is considered the proposal could support the local community by providing up to 11 new homes to help meet future needs. This factor weighs in the scheme's favour.

(3) Economic Role

It is considered the proposal would likely result in economic benefits to the local area in the form of the following:

- * An increase in Council Tax receipts;
- * Potential 'New Homes Bonus' payments from the Government;
- * Potential contributions towards local healthcare, libraries, education establishments;
- * Creating/Maintaining Construction Jobs; and
- * Additional spending by new residents on local goods & services.

Assessment of Sustainable Development

It is considered that the proposal would be environmentally, socially and economically sustainable and would therefore benefit from the NPPF presumption in favour of sustainable development.

Loss of Employment Land

It is not considered that the site is currently part of the adjacent business park and indeed it is not allocated as either safeguarded or future economic land.

Conclusion on matters of principle:

Overall, the principle of development on this site is contrary to the development plan, however, as Arun District Local Plan policies GEN2 and GEN3 and the intention of the YNP to protect countryside (policies BB1 & H1) are out of date, in accordance with paragraph 49 of the NPPF they carry reduced weight. The material considerations set out above are considered to weigh in favour of granting permission.

The proposed development would provide an additional 11 houses which are needed in Arun District. The proposed development should be considered in the context of the presumption in favour of sustainable development. It is considered that the development would have a positive effect upon the supply and location of housing and therefore, the principle of residential development on this site would, in current policy circumstances and as set out in the NPPF, be acceptable. The assessment will now consider other policy considerations and whether this gives rise to any adverse impacts.

Some policies of the Framework are cast in terms which indicate that in certain circumstances planning permission should be restricted. These, in this case, relate principally to landscape, flooding, access/highway safety and the natural environment. Having regard to the tests set out in the NPPF in relation to these issues, and in the context of the content of this report, it is considered that the circumstances are such that none of these issues amount to a reason for withholding planning permission either because the matter can be controlled by suitable conditions, content of the Section 106 agreement or because the public benefit outweighs the harm in respect of any such issues.

Design

Section 7 of the NPPF states that good design is a key aspect of sustainable development (paragraph 56), and that developments should respond to local character & history, reflect the identity of local surroundings & materials, establish a strong sense of place and be visually attractive as a result of good architecture (paragraph 58). Paragraph 60 advises that Local

Authorities should promote or reinforce local distinctiveness. Paragraph 64 then confirms that planning permission should be refused for poor design that fails to improve the character or quality of an area.

Local Plan Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of, for example, layout.

The submitted layout plans are considered to be functional given the size of the site and broadly acceptable. Much will depend upon the treatment of elevations visible from North End Road, particularly plots 1, 4 & 5 and to a lesser extent, no. 11. It would also be advantageous to retain the hedging along the North End Road frontage.

Neighbour Amenity

Arun District local Plan Policy GEN7 (iv) indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. One of the 'core planning principles' of the NPPF is to secure high quality design and a good standard of amenity (paragraph 17). Both the adopted Local Plan Policy GEN7 and the emerging Local Plan policy require that regard be had to the amenity & living conditions of neighbouring properties.

The site is not considered to be close enough to nearby residential properties for there to be any real concerns in respect of overlooking or loss of light. The residential property on the western side of North End Road is well set back from the road and also screened by front boundary hedging. There are houses proposed in the field to the southwest of the site (with extant consent under Y/93/14/OUT) and some of these will be closer to the road frontage than the existing house to the north. However, the set back nature of plots 4 & 5 will ensure that there will be a more than adequate separation distance. It is also considered that the scheme has been designed so as to avoid unsatisfactory relationships between proposed dwellings.

Amenity Space Provision

The National Planning Policy Framework indicates that good design should contribute positively to making places better for people. It also encourages the creation of places, streets and spaces which meet the needs of people are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

Policy GEN7 of the Arun District Local Plan further indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and Central Government advice.

Policy D DM3 of the Arun Local Plan 2011-2031 Publication Version showing Modifications sets out the Council's external space standards and despite not being an adopted policy is currently being used for development management purposes and has been subject to testing at appeal.

There are two requirements to the policy. Firstly, a minimum rear garden depth of 10m. The rear garden depth serves to (a) ensure that rear gardens are usable spaces and (b) to provide for a 20m back to back distance between dwellings. This depth standard may be relaxed if both of the following situations are in existence: (a) there is no back to back arrangement (and no realistic possibility of a future back to back arrangement); and (b) where the garden is sufficiently wide so as to exceed the area requirement. The second requirement concerns the area of the private rear

garden. The standards are as follows:

2 bedroom terraced - 50m²;
3 bedroom terraced - 65m²;
Small Semi or Detached (3 bed max) - 85m²; and
Large Semi or Detached - 100m²

I have checked the scheme against the external space standards policy and I consider that 9 out of 11 plots comply. Plots 2 & 3 both need an 85m²/10m deep garden. Depths are ok but plot 2's garden is only about 57m² (measured using scale ruler so not exact) and plot 3's garden also looked short of the requirement.

Affordable Housing

The Council's Housing Strategy & Enabling Manager has provided the following response:

"Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site. The applicants are proposing to provide 11 dwellings therefore 3 affordable homes would be expected to be delivered on-site.

Tenure

The tenure of the affordable housing is to be agreed with the Council.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at the middle of March 2017 there were around 1,200 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

The Council would request that the applicants engage with one of our preferred affordable housing partners for the acquisition of the affordable housing. However, given the small number of affordable units being proposed it may be preferable that these dwellings be made available for intermediate housing.

Summary

There is insufficient information provided at this time to make a detailed response on this pre application. However, I would recommend the applicants aim to provide 3 affordable homes on-site with the tenure to be agreed with the Council's Housing Strategy and Enabling Manager."

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre. Paragraph 32 of the NPPF states that "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

West Sussex County Council has produced a parking demand calculator which will provide guidance on the levels of car parking required. This can be viewed at

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/>

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I am not able to consult with West Sussex County Council on pre-application enquiries and so I am unable to provide any comments on the new access. However, you can contact them yourself for pre-application advice:

http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_footways/development_control_plans_and/development_control_for_roads/pre-application_advice_for_roa.aspx.

The proposal is likely to be acceptable in transport and highway terms subject to agreement of the access/visibility specification with WSCC Highways.

Sustainable Construction

Tackling climate change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Emerging Local Plan Policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels."

And that:

"In assessing the achievement of these standards the Council will consider:

- * Site constraints;
- * Technical viability;
- * Financial viability; and
- * Delivery of additional benefits."

Please ensure compliance with this emerging Policy if you prepare a planning application.

Barnham Special Consultation Area

Due to specific flooding problems during the winter of 1993/94 in the Barnham area, a Barnham Rife Catchment Area was defined. Special development control consultation procedures with Southern Water services and the Environment Agency apply to this area. Recently there have been significant pollution problems associated with an inadequate foul sewer network which is unable to cope especially in times of high rainfall. In light of this, the Environment Agency is advising that proposals for new development should be resisted because they are likely to increase the pollution risk to local watercourses.

The Council's Drainage Engineers have made the following comments:

"A sustainable drainage system must be employed for the new development. The design should follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. The first option in this respect is to investigate the discharge of surface water to ground via infiltration.

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Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. Supplementary guidance notes are also enclosed for information.

There is believed to be a highway drain running parallel to the site frontage in the verge/footpath. Any impact on this pipe due to the new access will require approval from West Sussex County Council."

Please note that the Council's Local Validation List states that:

"If the development is located within the Lidsey Foul Water Treatment Catchment Area it will be necessary to confirm in writing whether or not the proposal involves connection to the mains foul water drainage. If the proposal is not connecting to the mains drainage, the application will be held as invalid unless it is accompanied by a full environmental assessment in accordance with Circular 03/99 as was agreed at Full Council on 11 January 2012."

Open Space Provision

The Council's Supplementary Planning Guidance "Open Space and Recreational Standards" Adopted October 2000 is available on the Council's website and sets out the advice on the provision of open space and play equipment within new residential developments. A well designed scheme is required to incorporate well thought out areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and retention of a variety of habitats.

The Council's standards as set out within the SPG apply to developments of houses only and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people. Although part of the adopted SPG, this standard has recently been superseded by the new Fields in Trust (FIT) "Guidance for Outdoor Sport and Play: Beyond The Six Acre Standard" dated October 2015. This recommends that 3.2 hectares of open space are provided for every 1,000 people i.e. 32 square metres of open space per person. Although, not part of the adopted development plan, given that these FIT standards replace those contained within the development plan document, it is considered they are more robust and should be referred to instead.

The public open space provision will take the form of informal open space, children's play space and sports pitch provision dependent upon the type and size of development proposed. In some cases for smaller scale developments, a commuted payment may be appropriate. Full details of the Council's policy on Open space can be found within the Council's SPG.

The Council's Greenspace Officer has made the following comments with regard to public open space:

"Developments of 7 or more dwellings are expected to provide open space on site. Landscaped

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open space provision and greening of the proposals would need to be allowed for within the proposals which the present layout does not allow for. Play provision would not be sought on site, a contribution for offsite play may however be sought."

Noise Pollution

Local Plan policy GEN32 Noise Pollution states that "Noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses."

The Council's Environmental Health Officer has made the following comments with regard to noise:

"This site is adjacent to Orchard Business Park. Although no Statutory Nuisance has been substantiated, I would recommend that the applicant submit a noise assessment as part of any application. This is to ensure that any noise from commercial uses at the Business Park can be assessed in light of new residential premises.

Infrastructure Provision

On schemes of 10 or more dwellings, the council will consult with West Sussex County Council to establish whether there are any infrastructure requirements. Typically this takes the form of contributions to be provided through a Section 106 legal agreement relating to education, childcare, fire & rescue and libraries.

I am unable to clarify the likely contributions with you at this time as I am unable to consult with West Sussex on a pre-application enquiry. However, you may wish to contact them direct through the link provided in the "Highways, Transport and Parking" section above. Alternatively, the County Council website provides details of likely contributions.

We would also seek advice from NHS as to contributions in respect of healthcare.

Arun District Council will work with its partners to ensure that any contributions requested comply with the Community Infrastructure Levy Regulations 2010 particularly in respect of the pooling of contributions for specific infrastructure projects.

Biodiversity

The National Planning Policy Framework indicates that developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area. Given that this is a rural site and that there are buildings to be demolished, I consider that an ecological report will need to be submitted setting out the biodiversity present, how biodiversity impacts can be avoided, appropriate mitigation measures and if necessary, compensation measures in the absence of mitigation and how biodiversity gains can be made. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration. These should be completed prior to the application being submitted.

Crime

Planning policies encourage quality design, layout, landscaping and lighting of new development to help reduce the risk of crime. Please have regard to the need to designing out crime when preparing your application drawings. We will consult with Sussex Police on any future planning application.

Other Considerations

I would need to have regard to the internal space standards as set out in the Governments new

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Technical Housing Standards (Nationally Described Space Standard). We have been using these standards for some time for development management purposes and these have been subject to appeal decisions. Please ensure that any future application is in compliance with these standards.

We have also had comments from our Economic Development (ED) officers. They have no objection to the application but request that should the development go ahead, then the developer should sign the Arun Developer & Partner Charter and work with the ED Team on an event to engage with local suppliers as well as producing and implementing a Work and Skills Plan. ED would be pleased to facilitate this.

Landscape Comments

The Council's Parks and Open Space Officer has made the following additional comments:

"The application site sits within an open rural fringe which has far reaching views. Consideration must be given to the retention of existing vegetation to the periphery and to be mindful of any construction or site trafficking which may affect existing and neighbouring vegetation which would need to be protected in line with BS 5837:12 Any tree works to the site to be in agreement with Arun District Councils Tree Officer.

The site is screened to some degree around the periphery and particularly the hedge line to the north and west of the site which provides a visual and acoustic barrier which would need to be protected and enhanced as it provides potentially important biodiversity habitat. The proposed unit layout could potentially compromise this existing screen, careful consideration must be given to the retention of this feature.

New planting proposals would be required to be plotted in plan form showing the location of these with quantities proposed, densities and size at time of planting. Proposed planting would need to be sufficient in height with a mix of tree and shrub species that are sufficiently fast growing to provide all year amenity. Any screening proposed will need to provide a good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme. Any proposed planting would be recommended to be in place prior to, but no later than the first planting season following the construction of any units.

The above information should be considered and submitted for approval as part of a valid application."

You emailed me on 12th October to say that: "We also have a concern about the open space requirements. Based on the response its likely going to require the removal of the 3 units on the entrance to allow for adequate space. This will obviously drop the numbers and we would no longer need to provide affordable. The existing village facilities (playing fields and play space) are within walking distance, the site is within close proximity to a number of footpaths providing access to the wider network, and there are also the other larger pending schemes in the area all providing open space on site. On balance, is it possible to provide 11 with 2 affordable and off-site contribution for open space?"

I have sought further advice from our Landscape Officer who has commented that:

"In response to this proposal I would generally say that we would always seek open space to be provided on site or that the proposals are within good design practice. Having reviewed the proximity to existing facility I think due to the scale of the proposals then offsite contribution could be made, which I guess would have to be in the form of play contribution as I don't think we have a calculator for offsite POS. The contribution sought would be at £1600/unit and be for local area play in the most accessible location to this site."

This contribution would need to be assessed during the application determination in respect of the CIL Regulations.

Environmental Health Comments

The Council's Environmental Health Officer has made the following comment additional to the noise concerns set out above:

"Environmental Health is now requiring an Electric Vehicle Charging point for each new dwelling. Reason: Petrol and diesel cars and vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality."

Briefing Panel Comments

The application was discussed internally at our Significant Applications Meeting where our Director was present. Comments made included:

- (1) There is parking right on the boundary with the road;
- (2) Plots 4 and 5 are set back some distance from the road;
- (3) Impact of noise from industrial units; and
- (4) Creation of a new access onto the road.

I was not present at the meeting and I don't believe re (1) that the officers were fully aware of the height difference (plus hedge) and wide verge between the site and the road. Re point (2), I suspect it will be difficult to get a private garden without this arrangement and I note that houses/buildings elsewhere in the immediate street scene are also set back so this might be ok. Point (3) is covered by the comments of Environmental Health. I have since been satisfied that there is already an access point.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Conclusion

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Based on the above comments, I conclude that were an application for planning permission to be submitted, that subject to being satisfactory in respect of internal/external space standards, biodiversity, drainage, noise, public open space/children's play, infrastructure contributions and highways, then I would be inclined to recommend it for approval.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £200 made payable to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal;
Ownership Certificate and Agricultural Land Declaration;
Design and Access Statement;
Correct Fee;
Location Plan (1:1250);
Site / Block Plan (1:500);
Elevations (Proposed);
Floor Plans (Proposed); and
Roof Plans.

Additionally the following documents will need to be provided to meet the Local Validation Requirements:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Statement;
Draft Section 106 Legal Agreement;
Biodiversity Survey and Report;
Foul and Surface Water Drainage Statement;
Landscaping Strategy;
Lighting Assessment;
Noise Assessment;
Bin Storage and Collection Provision;
Street Scenes & Sections; and
Lidsey Foul Water Treatment Catchment Area Statement & possible Environmental Assessment (where no connection to public sewer).

In addition, a planning application summary would be required only if the supporting documentation exceeds 100 pages.

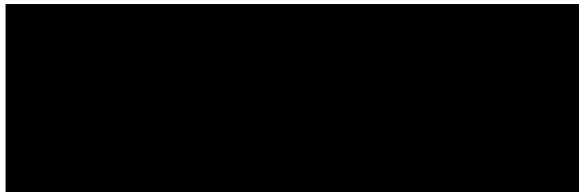
You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or

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decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

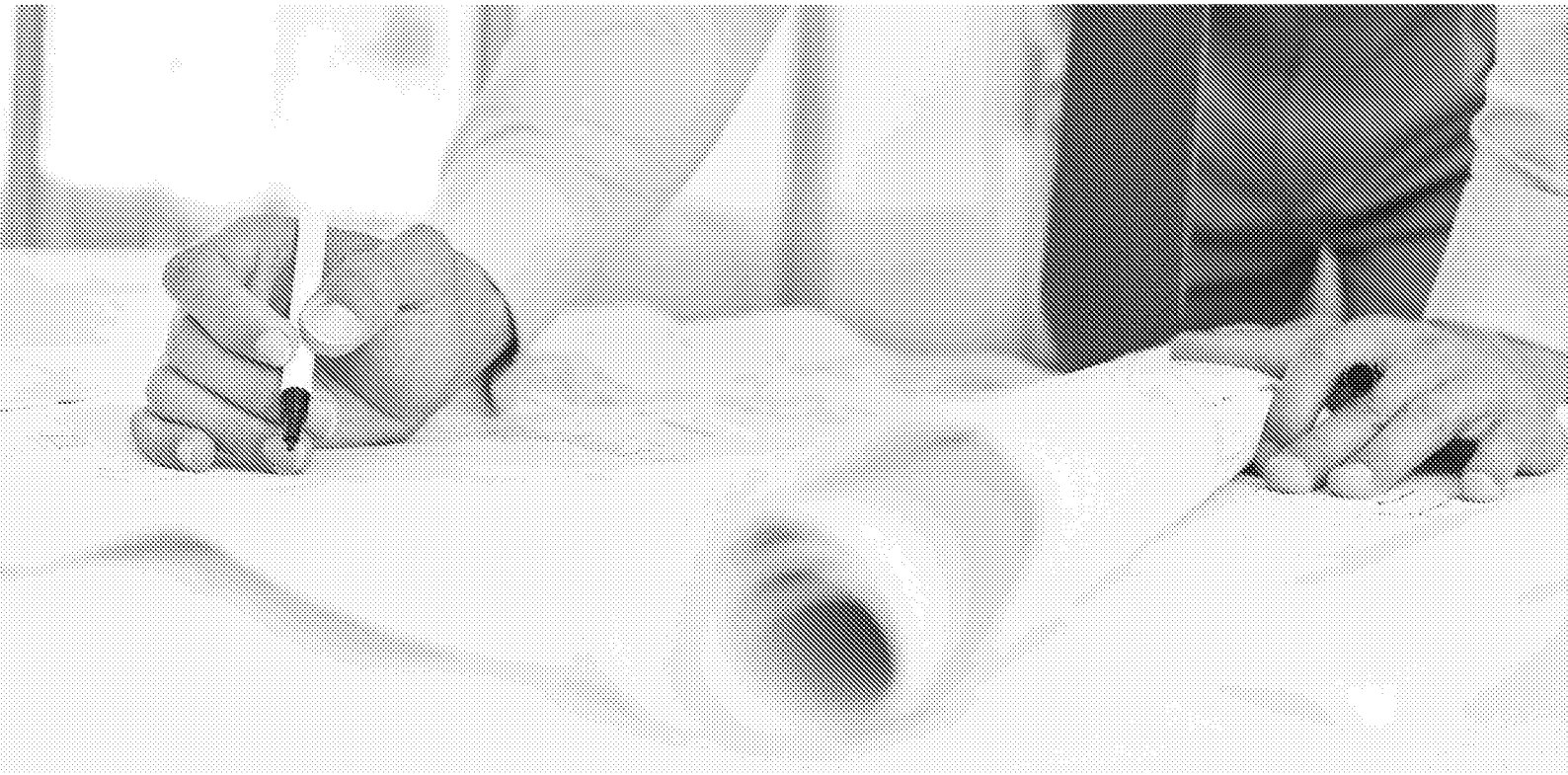
I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

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