

Cinders Lane, Yapton

Planning, Design and Access Statement

January 2017



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1.0 Introduction



1.1 Background

WYG Planning and Environment has been instructed by our client, Sundial Planning, to prepare and submit an outline planning application for 51 dwellings with all matters reserved except for access relating to land at Cinders Lane in Yapton. The layout, scale, landscaping and appearance of development will be dealt with by way of subsequent reserved matters applications.

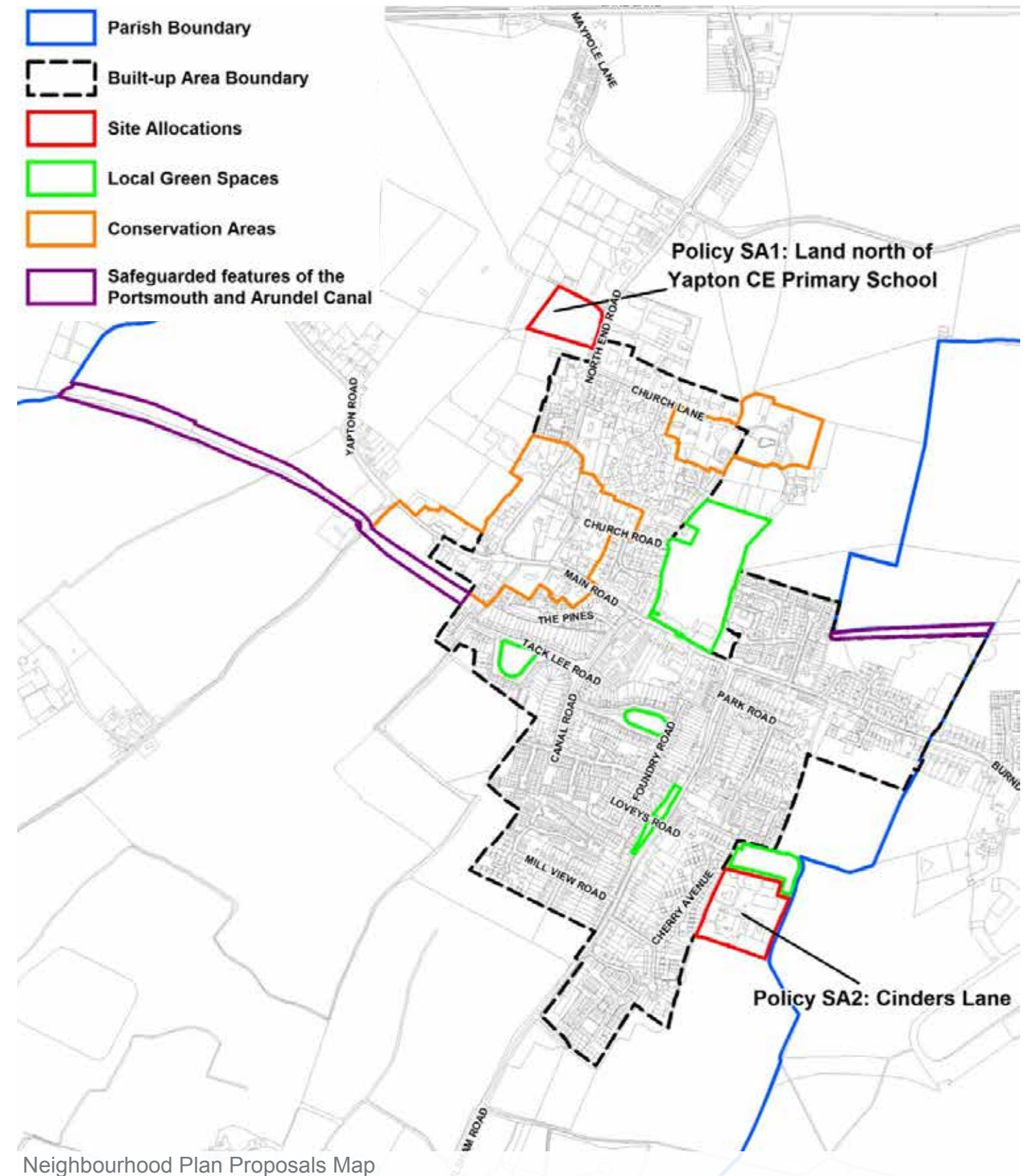
The application follows positive pre-application discussions with Officers (Ref. PE/00784/16), during which the principle of the proposed development was supported subject to providing suitable technical justification in respect of highways, drainage, noise and ground conditions. This work has been completed as agreed through the pre-application process and forms part of the application submission pack.

Our client controls the majority of the land which is allocated for residential development under Policy SA2 of the Yapton Neighbourhood Plan (adopted November 2014) and as shown edged red on the plan shown opposite.

A conceptual layout has been produced in accordance with the terms of the Neighbourhood Plan allocation and is intended to demonstrate that the land controlled by our client can comfortably accommodate 51 dwellings together with requisite access and open space. The concept layout also confirms that a development of 51 dwellings on our client's land would not compromise the overall objective of delivering approximately 60 dwellings on the wider allocated site.

The Planning Design and Access Statement sets out the planning policy context for the site and describes how the development proposal addresses this context through the outline planning application. It should be read in conjunction with the following documents which have also been submitted in support of this planning application:

- **Flood Risk Assessment & Drainage Strategy** – WYG Planning & Environment
- **Transport Statement** – Paul Basham Associates
- **Travel Plan Statement** - Paul Basham Associates
- **Tree Survey and Arboricultural Implications Assessment and Method Statement**– Barrell Tree Consultancy
- **Extended Phase I Habitat Survey and Daytime Bat Assessment** - WYG Planning & Environment
- **Phase 1 Land Contamination Assessment** - Geo-Environmental Services Limited
- **Noise Impact Assessment** - Clarke Saunder Limited



Neighbourhood Plan Proposals Map

2.0 Site & Context Analysis



2.1 Site Context

Site Location & Description

The application site extends to 1.75ha and is situated on the eastern edge of Yapton village. The site was formerly a horticultural nursery and a large proportion of the land within the application site boundary comprises overgrown vegetation, ad-hoc storage of various materials and disused glasshouses associated with this former use. The remaining land comprises 3no. Residential properties. (inc. 2no. static caravans) and a storage yard.

Access to site and the uses described above is gained from Bilsham Road (B2123), via an shared private track which also serves the Doctor’s Surgery fronting Bilsham Road; existing allotments gardens to the north of the application site and an existing business use (inc. an associated dwelling) to the south. A Topographical Survey has been submitted with the application which shows the existing characteristics and features of the site.

As noted above, the adjoining land to the north comprises existing allotments and the land to the south comprises an existing employment use. The adjoining land to the east comprises farmland with the rear gardens of residential properties fronting Cherry Avenue to the west.

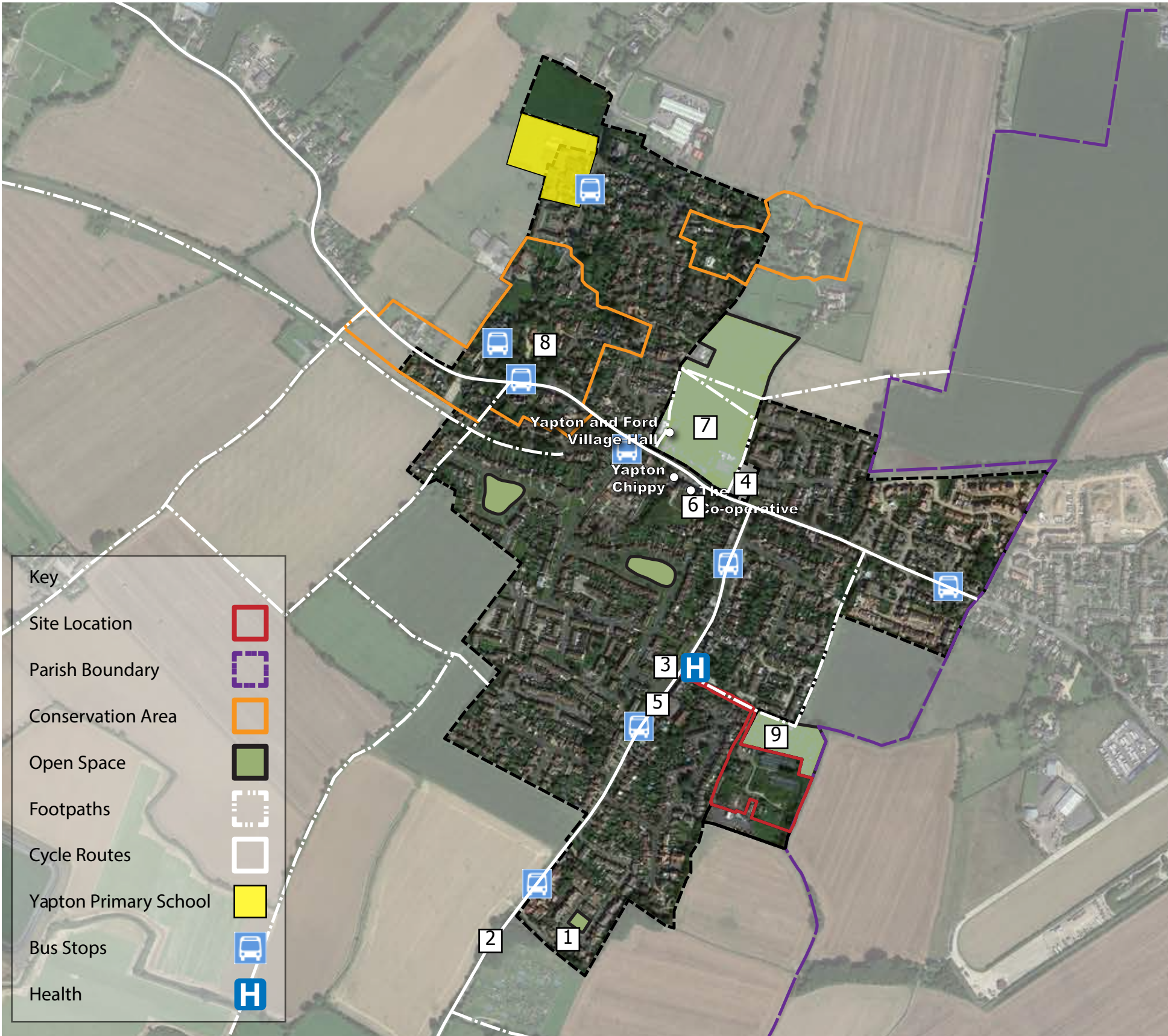
The site boundaries are defined by a combination of vegetation and fencing. The presence of mature vegetation, particularly on the eastern site boundary, provides a reasonable level of visual containment.

Sustainability & Accessibility

Yapton village offers most of the facilities and amenities needed for day-to-day living. An existing footway is provided from the centre of the village to the site along the eastern side of Bilsham Road, providing safe and direct access to these local facilities. Where certain amenities are not provided in the village, e.g. secondary school, these are accessible by a frequent bus services to nearby settlements.

Yapton is well connected to its surroundings with a regular bus services to Brighton, Worthing, Chichester, Littlehampton, Arundel and Southsea (No. 700 service).The bus stop for this service is directly adjacent the site on Bilsham Road.

Cycle Route 2 is a long distance National Cycle Route which, when complete, will link Dover in Kent with St. Austell in Cornwall via the south coast of England.





1. Play Area - 385m south-west of the application site



2. Bilsham Road and National Cycle Route 2



3. Doctors Surgery and site access



4. Play Area - 515m north of the application site



5. Bus stop on Bilsham Road



6. Shop in village centre



7. Playing fields and community building



8. Conservation Area



9. Allotments

2.2 Site Analysis

The site was formerly a horticultural nursery with evidence of this use on the form of derelict glasshouses. The site now comprises an existing bungalow, 2 static homes and an area of hardstanding used as a wood yard. The remaining parts of the site are overgrown with vegetation and trees. The site includes 4 Category B trees with the remaining trees of poor quality Category C.

The northern and western site boundaries relate to the built up area boundary of Yapton, and as such are visually less sensitive. Existing vegetation on the southern and eastern site boundaries provides a reasonable level of visual containment of the site. However, these boundaries relate to open countryside and are therefore more visually sensitive. The photographs at page 12 show the existing boundary treatments.

The site is accessed from Bilsham Road via a shared private track serving the doctors surgery at the entrance and the employment use to the south. Whilst the existing access works in its current form there are opportunities to improve this arrangement through a redesign of the surgery entrance and car-parking as well as resurfacing and widening in parts. The access extends along the rear boundaries of existing residential dwellings on Cherry Avenue and Park Drive, and these boundaries are delineated by domestic fencing and vegetation.

In terms of adjoining land uses, the land to the south lies within the wider Neighbourhood Plan housing allocation but is not proposed for development as part of the proposals and as such it remain in employment use until such time as it comes forward for residential development. This existing access track and northern boundary of the site adjoin the rear boundaries of existing residential dwellings on Cherry Avenue and Park Drive, and these boundaries are delineated by domestic fencing and vegetation.

An existing drainage ditch (partly backfilled) extends along the western site boundary and connects to the wider network of watercourses off site. An electricity power line runs across diagonally across the north-eastern corner of the site.

The allotments and public footpath to the north of the site provide immediate benefits to the future residents of the site, allowing residents access to the wider network of recreational space in Yapton and beyond.

Having undertaken an initial assessment, the following design principles have been established for the conceptual layout:

- Retaining existing landscape features where possible and providing a landscaped/buffer on the eastern and southern site boundaries;
- Providing allotments on site as an extension to the existing provision to the north
- Creating suitable relationships with adjoining residential dwellings in terms of separation distances at this outline stage;
- Managing the relationship with the employment use to the south in terms of suitable access for both uses (residential and employment) and ensuring no unacceptable noise impacts;
- Improving the site access from the public highway and providing a safer access arrangement for the doctors surgery; and,
- Outlining a suitable drainage strategy for the development, which ensures no drainage impacts off site and the adoption of SUDs where feasible





1. Shared access with doctors surgery



2. Private track (Cinders Lane)



3. Access Road and sensitive boundary



4. Electricity lines and western boundary



5. Buildings and trees on site



6. Existing hardstanding



7. Adjoining employment use (part of wider housing allocation)



8. Off-site public footpath



9. Off-site allotments

3.0 Planning Policy



3.1 Planning Policy

National Planning Policy Framework (March 2012)



National Planning Policy Framework



The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, encompassing, amongst other things, building a strong competitive economy, delivering a wide choice of high quality homes and good design. It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (Paragraph 14). Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at paragraph 17. Of particular note these principles consider that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
- Pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design;
- Support the transition to a low carbon future;
- Encourage the effective use of land by reusing land that has been previously developed;
- Promote mixed use developments; and
- Conserve and enhance the natural environment.

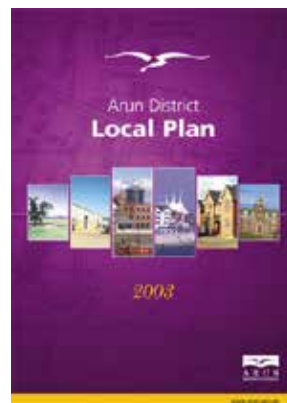
Section 6 on housing sets out that the Government is committed to increase the overall level of supply and mix of housing in order to meet local needs. The first bullet point at paragraph 50 states that to deliver a wide choice of quality homes and widen opportunities for home ownership, local planning authorities should “plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community”. Paragraph 49 states “Housing applications should be considered in the context of the presumption in favour of sustainable development.

Section 11 has regard to the natural environment and considers that the planning system should contribute to and enhance the natural and local environment. In determining planning applications Local Planning Authorities should aim to conserve and enhance biodiversity and should encourage opportunities to incorporate biodiversity in and around developments; and should permit development proposals where the primary objective is to conserve or enhance biodiversity.

In terms of considering the presumption in favour of sustainable development the NPPF states that permission should be granted unless

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” Having regard to the proposed development it is our view that it fully accords with the policies contained within the NPPF.

Arun District Local Plan (2003)



At the local level the current Development Plan comprises the saved policies of the Adopted District Local Plan, 2003 and the Council's emerging Local Development Framework.

Policy GEN2 states that development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies within the Local Plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other

Local Plan policies.

Policy GEN3 applies a criteria based approach to development within the countryside and states that development will not be permitted unless it is for agriculture/forestry, informal recreation, the diversification of the rural economy and essential road schemes.

Policy GEN7 outlines the generic development control criteria on which planning applications will be assessed. Development is required to make an efficient use of land, respond positively to the character of the area, promote sustainable development and to ensure that there is no adverse impact upon the amenities of neighbouring occupiers.

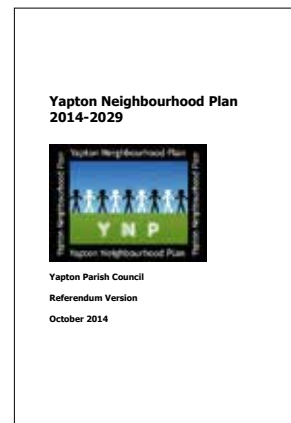
Policy GEN8 states that development will not be permitted unless the infrastructure or facilities made necessary by the development are implemented at the appropriate time. Where appropriate, Section 106 Contributions will be sought by the Council.

Policy GEN9 states that the Local Planning Authority must be satisfied that sufficient infrastructure capacity exists to accommodate development which increases foul and/or surface water discharges to the local network.

Policy GEN12 relates to parking provision in new development and states that parking provision for new development should be met on site and parking provision in excess of the relevant standards will not be permitted. This policy is amplified in the Council's Parking Standards SPG, adopted in October 2000.

Policy GEN20 requires the provision of public open space to the standard of 2.4ha per 1,000 population. On developments of less than 15 dwellings the Council will accept financial contributions towards off-site provision. This policy is amplified in the Council's Open Space and Recreation Standards SPG, adopted in October 2000.

Yapton Neighbourhood Plan (2014)



The site allocation (Policy SA2) is set out in full as follows with the subsequent sections dealing with our response to the requirements of the policy:

"Planning permission will be granted for residential development on 2.04 hectares of land off Cinders Lane subject to the following criteria:

- the provision of a range of house types and in accordance with Policy H2 and Policy H3 of this Plan; and
- the provision of an appropriate accessible green space within the site; and
- the provision of an appropriate access into the site from the junction of Cinders Lane and Bilsham Road; and
- the introduction of landscaping on both the eastern and southern boundaries of the site."

Policy H2 sets out the preferred housing mix for new residential developments in Yapton. It requires the following mix for developments of 15 dwellings or more:

- 1-bed dwellings: 10-15% of all dwellings
- 2-bed dwellings: 25-35% of all dwellings
- 3-bed dwellings: 45-55% of all dwellings
- 4+-bed dwellings: 5-10% of all dwellings

Policy H3 looks to make provision for elderly persons accommodation with new residential development. It requires a minimum of 25% of the 1 - 3 bed units on any new development be delivered to Lifetime Homes standards.

Policy E1 looks to safeguard high quality agricultural land (Grade 1 and 2). However, the allocated sites within the Neighbourhood Plan are exempt from this policy on the basis that the provision of housing overrides the loss of agricultural land.

Policy E3 seeks to protect existing habitats and requires mitigation to be provided on site in the event of any impacts arising through development. In the event that mitigation cannot be provided on site then appropriate mitigation is required on an alternative site within 500m of the development.

Policy E4 relates to existing environmental assets in the form of valuable trees, other vegetation and ponds. It seeks that proposals retain existing features and provide enhancements where opportunities arise through the layout and design of development.

Policy E5 looks to promote biodiversity through the retention and provision of attenuation ponds and open watercourses where this is feasible with new development. Where this is not possible the policy promotes the use of other SUDS.

Policy E11 refers to flood risk and the impacts associated with new development. It states that development proposals will be required to submit a Flood Risk Assessment which minimises flood risk and provides a suitable surface water drainage strategy.

Policy BE2 requires the provision of open access super fast broadband for new properties delivered on sites which are allocated in the plan unless it can be demonstrated that this is not economically viable or practical.

Policy PK1 sets out parking standards for new residential development as follows:

- 1-bed house/flat 1 off-road car parking space
- 2-bed house/flat 2 off-road car parking spaces
- 3-bed house/flat 2 off-road car parking spaces
- 4-bed house/flat 3 off-road car parking spaces
- 5+ bed house/flat 4 off-road car parking spaces

The application seeks Outline planning permission for 52no dwellings on the application site as part of the wider Yapton Neighbourhood Plan allocation under Policy SA2. It also seeks detailed approval of access arrangements for this level of development.

A conceptual layout has been produced in accordance with the terms of the Neighbourhood Plan allocation and the other relevant policies in the development plan, and is intended to demonstrate that the application site can comfortably accommodate 51 dwellings together with requisite access and open space. The masterplan also confirms that a development of 51 dwellings on the application site land would not compromise the overall objective of delivering "approximately 60 dwellings" on the allocated site.

4.0 Statement of Community Involvement



4.1 Statement of Community Involvement

Yapton Parish Council

The applicant, Sundial Planning, has attended meetings with the Parish Council to outline the proposal and to discuss associated issues.

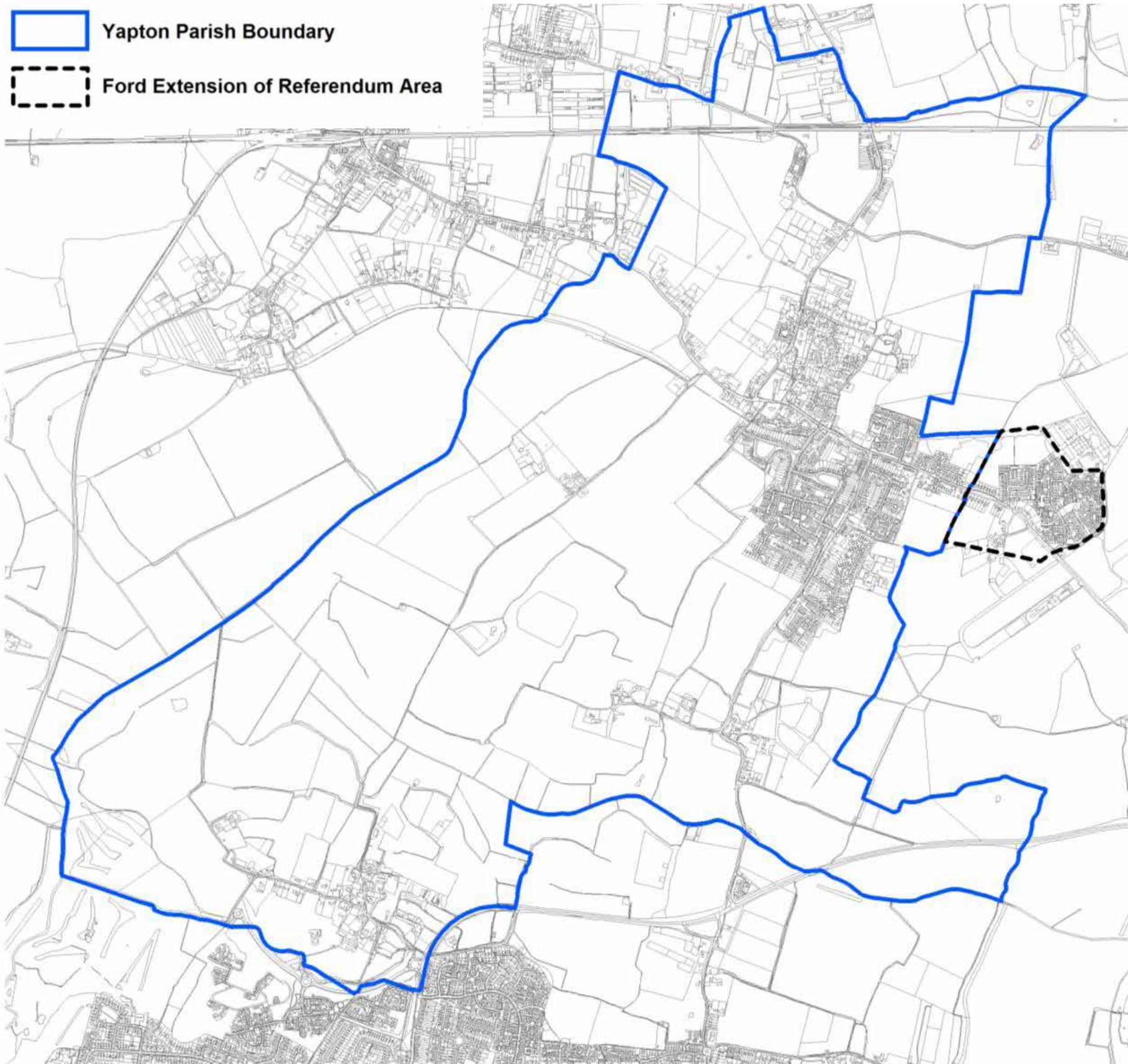
As stated in the Planning Policy section, the site is allocated for residential development in the Yapton Neighbourhood Plan, which has been through extensive public consultation engagement and represents the local community's preferred approach to development in the parish.

The plan-making process commenced in February 2011 and a series of four Drop-In Days were subsequently held between February 2012 and November 2013, ahead of the formal Pre-Submission Consultation and Submission of the plan for examination. A Referendum followed on 23rd October 2014 with a high turn out and 94.45% support for the plan

Arun District Council and West Sussex County Council

A formal pre-application enquiry was submitted to Arun District Council in October 2016 and a subsequent meeting was held with Officers of on 20/10/2016. Officers advised that the proposal would be supported in principle as the site is allocated for housing in the Yapton Neighbourhood Plan. Officers also undertook internal consultation process with colleagues to provide advice on drainage, open space, noise, air quality; all of which has been factored into this application.

A separate pre-application enquiry was submitted to West Sussex County Council as the Local Highway Authority. Officers confirmed that the proposed access arrangement is acceptable in principle subject to further technical justification which forms part of this application.



5.0 Technical Considerations



5.1 Transport

A Transport Assessment has been undertaken by Paul Basham Associates (PBA) which shows the proposed development accessed via the existing shared private drive which will be improved as part of the application.

The proposed improvements include:

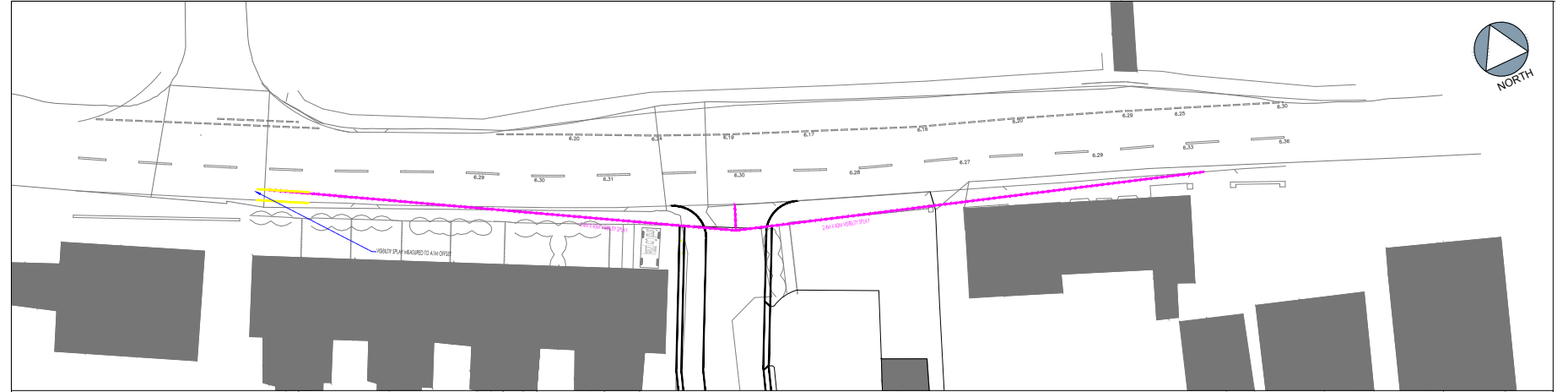
- 1. The relocation of the existing Doctor's Surgery access** - the surgery and associated front and rear car parks are currently accessed directly from Bilsham Road with no delineation between the surgery traffic and traffic using Cinders Lane. It is proposed that two new access points will be provided for the surgery – one set back 7m from Bilsham Road and serving the front car park and another set back 28m from Bilsham Road serving the rear car park. This will allow safer access to the surgery and in doing so facilitate widening at the junction with Bilsham Road;
- 2. Road Widening** – Reconfiguration of the surgery access will enable road widening at the junction to Bilsham Road whereby two vehicles to pass simultaneously. A road width of 5.5m will be provided for the initial 40m of the access track allowing 5 cars to give way to oncoming traffic from the development seeking to exit the site; thus ensuring that the safety and operational capacity of Bilsham Road is not affected by the proposal. The remainder of the private drive varies in width between 3.7m – 4.8m with advisory signage clarifying priority for road uses entering and existing the site. In addition to provided improved vehicular movement on Cinders Lane the proposal also includes the provision of a 1.2m footway linking the proposed residential development to the existing pedestrian network on Bilsham Road.

The Transport Assessment confirms that the existing visibility at the junction of Cinders Lane and Bilsham Road (30mph speed limit) is in accordance with Manual for Streets.

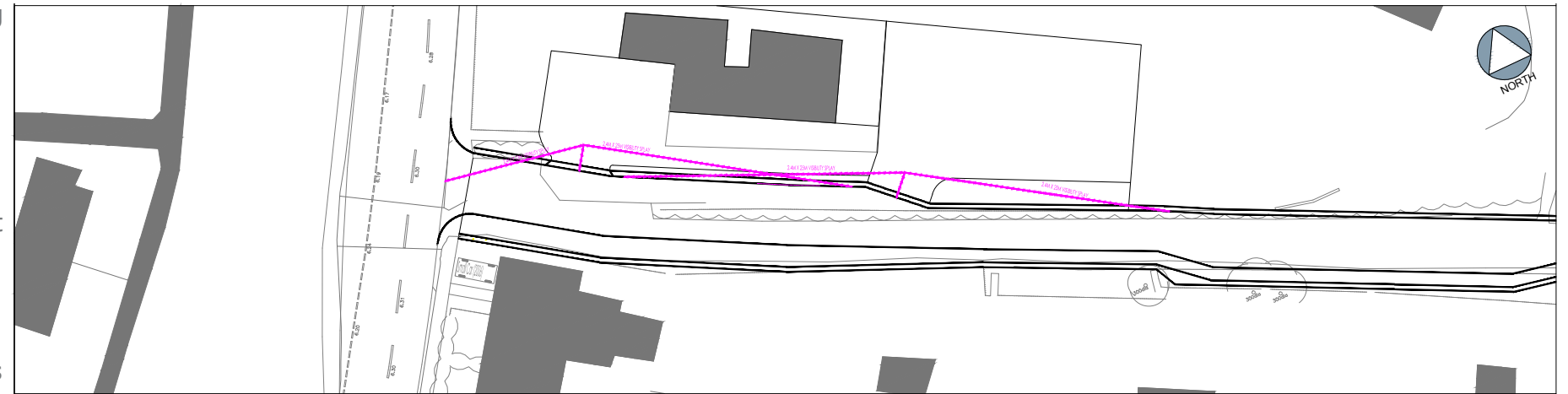
Whilst the concept layout is indicative, it demonstrates that the site can accommodate vehicle parking in accordance with the West Sussex County Council Residential Parking Standards. For the most part this is shown in the form of private driveways and garages for houses and unallocated parking for flats.

The concept layout shows each dwelling provided with secure and covered storage for bicycles in the form garages or accessible garden sheds to the rear for houses or communal storage for flats.

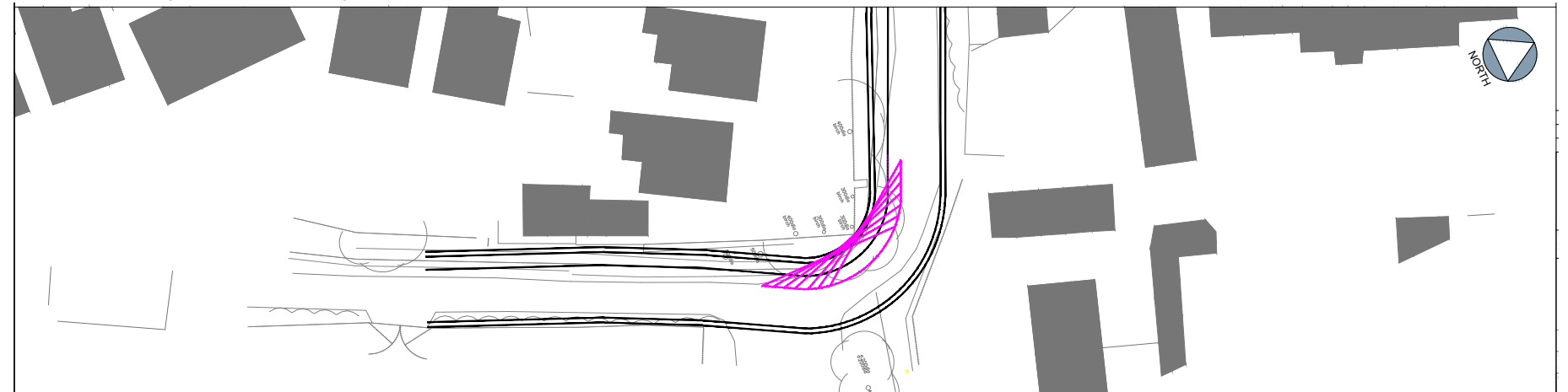
The topography of the site and surrounding area is such that there are no constraints to mobility when accessing the site. However, the design has considered the needs of those with restricted mobility, and the proposed development will comply with the requirements of Building Regulations in this respect.



Junction with Bilsham Road



Road widening and resurfacing works



Improved forward visibility

5.2 Flood Risk and Drainage

WYG have undertaken a Flood Risk Assessment and produced an outline Drainage Strategy for the proposed development. In terms of directing development to areas of least flood risk, the site is located in Flood Zone 1 (lowest flood risk) according to the Environment Agency’s online flood mapping where residential buildings are deemed appropriate.

An outline surface water drainage strategy has been produced on the basis of the concept layout. The drainage strategy is based on an infiltration first approach with SUDs features as necessary. The exact methods will be determined at Reserved Matters stage when a detailed layout is being progressed and infiltration testing is complete.

There are two drainage ditches which run contiguous with the western and eastern site boundaries. As the western ditch has been backfilled it is proposed that surface water will drain to the ditch on the eastern site boundary in order to prevent surface water flooding. This will be achieved by reversing the flow of the western ditch and diverting flows to the western boundary via a 450mm pipe at a gradient of 1 in 400 across the site, in order to convey surface water to the watercourse to the east.

The WYG report identifies existing Greenfield run-off rates for the proposed development and outlines proposals to limit discharge to the watercourse such that the application would deliver an overall betterment in terms of surface water run-off.

Alongside WYG’s work on flood risk and surface water drainage, sewer asset mapping has been requested form Southern Water and a capacity check will follow in due course to inform the foul drainage strategy.



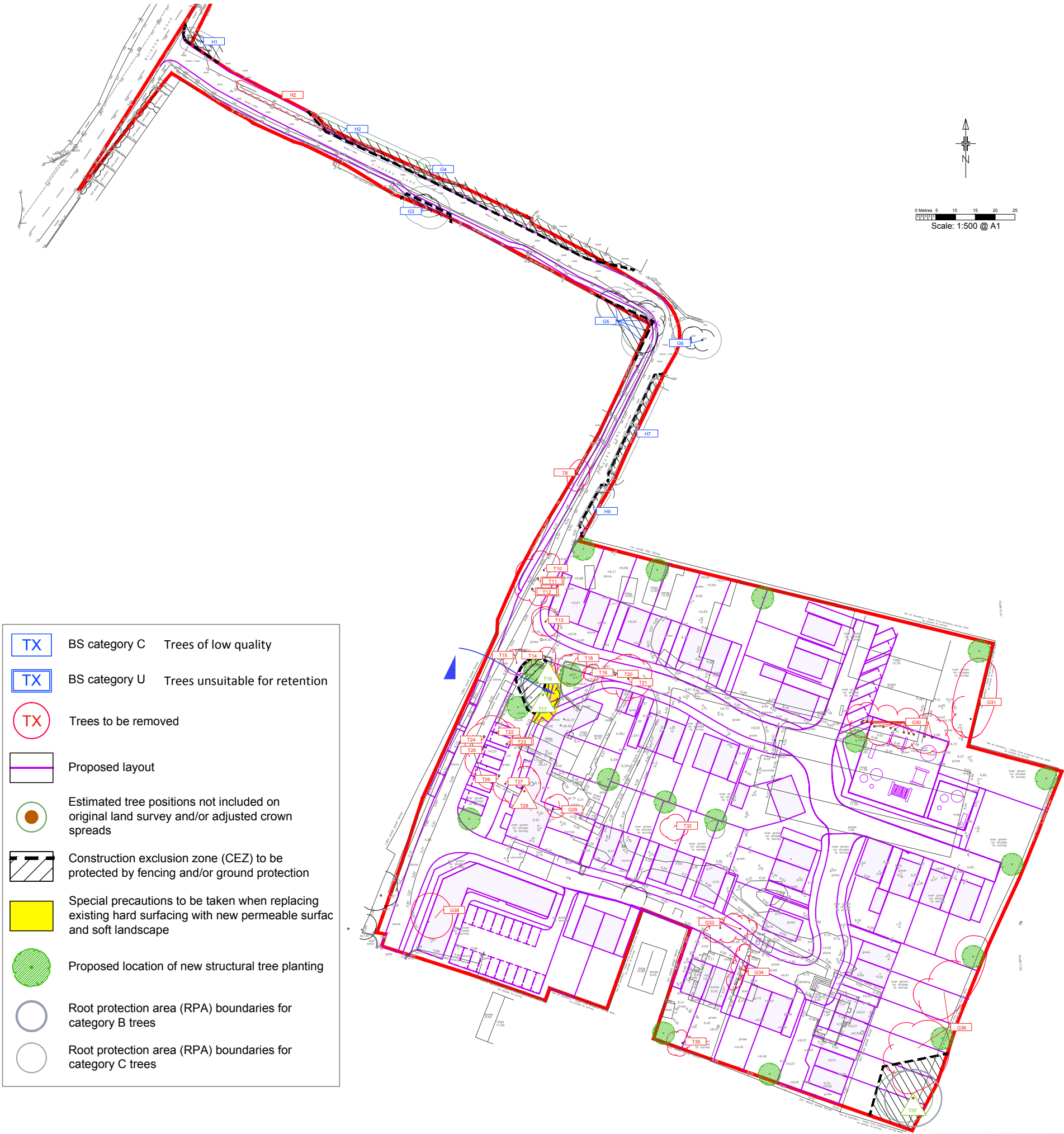
5.3 Trees

Barrell Tree Consultancy has undertaken a detailed Tree Survey and Arboricultural Implications Assessment to identify and analyse the impact of the proposed development on existing trees on site.

The vast majority of trees on site fall under Category U (unsuitable) or C (Low Quality) with only three Category B (Moderate Quality) trees present. The accompanying Arboricultural Impact Appraisal and Method Statement identifies that two of Category B trees will be retained and one will be felled to accommodate the proposed development. Spacial precautions will be taken when removing existing hard surfacing near existing trees and replacing it with new pedestrian pathways and soft landscaping.

The report considers that there is plenty of space within the development site to accommodate additional tree planting, particularly on the more visually sensitive southern and eastern site boundaries where the Neighbourhood Plan allocation seeks the provision of landscape buffers. The additional tree planting will visually contain the proposed development whilst also making a positive contribution to the visual amenity of the site and surrounding area.

Section 2 of the report sets out a method statement, which describes broadly how trees will be protected and managed throughout the duration of development activity and establishes a programme and phasing of tree management to be undertaken.



5.4 Ecology

A Phase 1 Ecological Survey has been undertaken by WYG as part of the proposed development, looking at the identification of potential habitats and setting out recommendations for any protected species potentially using the site.

The site is predominately comprised of overgrown scrub and semi-improved grassland. A small number of existing trees and the building to be demolished on site as part of the proposed development provide low level potential for bats. The other grassland areas provide potential habitat for reptiles and Great Crested Newts (GCNs). On this basis further surveys as recommended on a precautionary basis and this information will follow in due course.

5.5 Noise

A Noise Impact Assessment has been undertaken by Clarke Saunders in support of the planning application. The assessment looks at the relationship between the proposed residential development and the existing employment uses on the adjoining land to the south. Whilst the land to the south lies within the wider housing allocation, it does not form part of this application and is likely to come forward for residential redevelopment as a later phase of development. As such, the assessment looks at how these uses will co-exist in the period before the allocated site is redeveloped in its entirety.

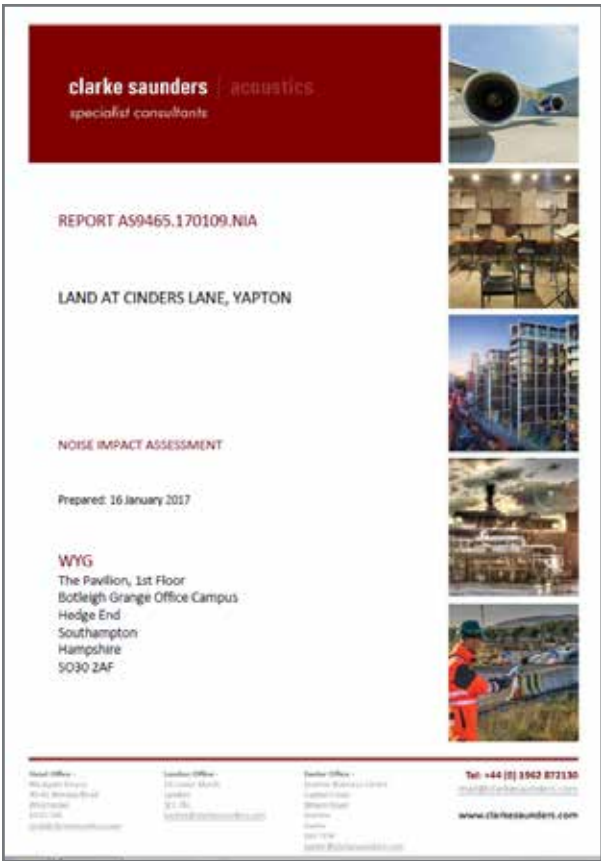
The assessment was undertaken by way of noise monitoring of the existing noise environment, with equipment placed adjacent to the southern boundary of the application site (closest point to the employment activities as the predominant noise source). The assessment methodology followed the relevant guidance set out in The World Health Organisation (WHO) Guidelines for Community Noise (1999) and BS8233:2014 Guidance on sound insulation and noise reduction for buildings. It concluded that acceptable daytime internal noise levels are expected to be achieved within the proposed development site with natural ventilation with natural ventilation (open windows). Night time noise levels are not an issue as employment uses cease and the noise environment is determined by the surrounding residential development.

5.6 Land Contamination

Accompanying this application is a Phase 1 Geo-technical and Geo-environmental Assessment of the site. The report identifies the prevailing ground conditions in the area and reviews the current and historic land uses of the site to determine the potential risks of contamination whilst outlining further assessment work required, if any, into these risks.

The report states that the potential for contamination is likely to be limited to the presence of underlying Made Ground from historical phases of redevelopment across the site and possible above ground storage of heating oil although no evidence of leaks, or spillages was observed during the site walkover survey. Demolition rubble from previous developments may exist beneath the site. However, no evidence of the presence, or potential presence of gross contamination has been identified.

This report concludes that further assessment or low level remediation may be required during the construction process but this work can be undertaken post-planning and is not deemed to be significant.



6.0 The Proposal



6.1 Development Framework

The Development Framework plan opposite shows the quantum and land uses proposed on site. The total site covers 1.75ha of land, which consists of 0.97ha of residential land. It is proposed that this land will deliver 51 dwellings at 29 dwellings per hectare (DPH). This is in line with the 29 DPH scheme proposed for the wider scheme in the neighbourhood plan; i.e. 61 dwellings on 2.04 ha.

These residential areas will be accessed via a hierarchy of roads serving the site. Cinders Lane provides the main access to the site and links into a shared surface environment, which will use a change in road material to signify the change in road type and vehicle/pedestrian priority. This will help reduce vehicle speeds throughout the development and create a safer environment for family living. Most of the roads within the scheme will use tactile materials to create the shared vehicle and pedestrian spaces, however where normal roads are used dedicated pedestrian footpaths will be provided.



Tactile shared surface



Tarmac road surface with footpaths

The site also contains its own open space, which meets the local requirement of 2.4ha per 1000 population. The total amount of open space is 0.3ha, which is divided into separate areas, including 0.11ha of allotment land and 0.14ha of informal open space. The proposed LEAP and LAP are 400m² and 100m² respectively.

Development Schedule	
Land Use	Area (ha)
Residential	0.97
Allotments	0.11
LEAP	0.04
LAP	0.01
Informal Open Space	0.14
Access Road	0.48
Total	1.75



6.2 Conceptual Layout

The Conceptual Layout opposite demonstrates an indicative scheme for 51 dwellings. This layout provides the following mix: 7 one bed, 15 two bed, 26 three bed and 3 four bed. This consists of 43 houses (detached, semi-detached and town houses) and 8 flats.

Development Schedule	
Dwelling Type	Number of Houses
1 Bed Flat	7
2 Bed Flat	1
2 Bed Semi-Detached House	14
3 Bed Semi-Detached House	19
3 Bed Detached House	7
4 Bed Detached House	3
Total	51

Using the Council’s Parking Demand Calculator the total number and mix of parking spaces was calculated for the site. The layout meets the requirements set out by the calculator, providing 102 allocated parking spaces, 21 unallocated parking spaces for residents and another 13 unallocated spaces for visitors.

This totals 136 parking spaces within the scheme, plus an additional 6 parking spaces for the allotments.

Key

Allocated Parking Spaces

Allocated Garage Parking Spaces

Unallocated Parking Spaces

Allotment Parking Spaces

1 and 2 Bed Flats

2 Bed Semi-Detached Houses

3 Bed Semi Detached/Town House

3 Bed Detached House

4 Bed Detached House

Retained Trees





Access for site



Town houses with curved frontage



Rear of houses on Cherry Avenue



Small scale building for flats



Conceptual Layout



Fronting onto open space with shared surface road



Allotments



Local Area of Play



Share surface residential street