

PLANNING, DESIGN & ACCESS STATEMENT

Outline planning application for the erection of 33 no. dwellings, access, landscaping and associated works

On:

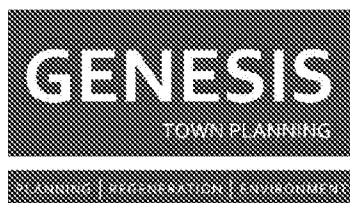
Clays Farm
North End Road
Yapton
PO20 3RT

On behalf of:

Domusea Developments Ltd

July 2018

Ref: PW/17086



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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared on behalf of Domusea Developments Ltd. It accompanies an outline planning application for the erection of 33 no. dwellings, access roads, landscaping and associated works at Clays Farm, North End Road, Yapton, BN18 0DT.
- 1.2 The matter for which approval is being sought is access with layout, scale, appearance and landscaping all reserved for subsequent approval.
- 1.3 The application site currently comprises grazing land for horses with a barn and stables, between the villages of Barnham to the west and Ford to the east, within designated countryside. The site is located adjacent to the Built-Up Area boundary of Yapton, with the boundary running along the southern edge of the site.
- 1.4 The site is sustainably located adjacent to other land at Yapton which benefits from planning permission. As shown below, adjacent land to the south is a Yapton Neighbourhood Plan allocation consented for 38 no. dwellings (LA Ref Y/93/14/OUT). Adjacent land to the north at Street Buildings, North End Road (LA Ref: Y/49/17/OUT) was granted outline consent for up to 45 no. dwellings in February 2018. Land at Stakers Farm, North End Road (LA Ref: Y/44/17/OUT) has a resolution to grant outline consent for 70 no. dwellings subject to the completion of a S106 Agreement. And land on the other side of North End Road (Y/80/16/OUT) was allowed on appeal for up to 100 dwellings in January 2018.

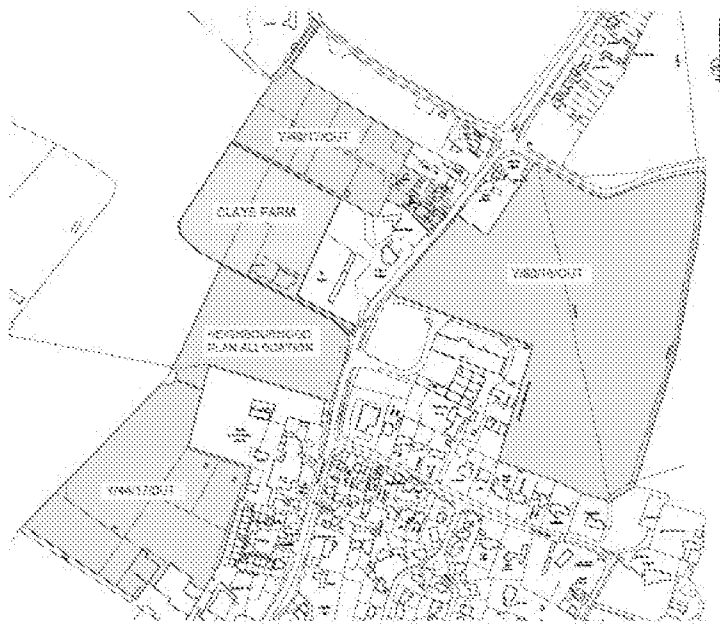


Fig 1 – Site Context

1.5 The application proposal has been prepared in light of written advice from Arun District that an application could be supported in principle (**Annex 1**). It pays regard to the 'made' Yapton Neighbourhood Plan and Local Plan policy in terms of general design and layout considerations.

1.6 Plans and information submitted in support of the application comprise the following:

- Location Plan: 1827/100 P01
- Proposed Site Layout Plan: 1327/101 P03
- Site Allocations: 1036 SK06
- Tree Constraints Plan
- Existing Tree Schedule
- Landscape & Visual Appraisal
- Utilities Statement
- Drainage & Maintenance Statement
- Transport Assessment prepared by Mayer Brown
- Preliminary Ecological Appraisal & Day Time Bat Roost
- Historic Environmental Record Search
- Noise Assessment
- Local Validation Checklist
- Biodiversity Checklist

2.0 THE SITE

2.1 The application site is located on the western side of North End Road within the parish of Yapton and the Neighbourhood Plan designated area. The site is identified in **figure 2** below. It is located close to the existing settlement policy boundary of Yapton in an edge of village location close to the primary school, and forms a linear pattern of existing development fronting North End Road. There are bus services along North End Road and a main line railway station all available in the nearby area.

2.2 The site enjoys a sustainable location close to a parade of shops and community hall with recreation and sports facilities, primary, secondary and academy education and employment sites all available in the nearby vicinity. As explained in the last section it is surrounded by other consented residential development sites and is capable of linking up with these sites as part of a single comprehensive scheme or developed as a standalone development with its own access.



Fig 2 – Site Location

2.3 The land is within flood zone 1 (least liable to flood). For planning policy purposes it is within designated open countryside in the adopted 2011-2031 Arun Local Plan and the 2014 Yapton Neighbourhood Plan. We deal with the policy issues for the application more fully in the next section.

3.0 RELEVANT PLANNING POLICIES

- 3.1 Relevant planning policy is set out in the 2018 National Planning Policy Framework NPPF2, the adopted Arun District Local Plan 2011-2031 and the Yapton Neighbourhood Development Plan “Made” by Arun District Council in November 2014.

National Policy

- 3.2 The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraph 11 deals with the presumption in favour of sustainable development which for decision taking on planning applications, means:

- Approving development proposals that accord with the development plan without delay; or
- Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 3.3 The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision taking. Whilst applications that conflict with an up to date development plan should not normally be granted, paragraph 12 states that **‘local planning authorities may take decisions that depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’**.

- 3.4 Where a proposal is in conflict with a Neighbourhood Plan, paragraph 14 states that the adverse impacts of allowing the development is likely to significantly and demonstrable outweigh the benefits but only where **all** of the following apply:

- the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

- the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- the local planning authority's housing delivery was at least 45% of that required over the previous three years.

3.5 At this stage would point out that all tests do not apply. The first test is not met as the Yapton Neighbourhood Plan was 'made' more than 2 years ago in November 2014. The last test is not met either as housing delivery has been less than 45% of the requirement over the last 3 years, evidenced by the 5 year housing land supply which was only 2 years or so in this period. In this case therefore, any conflict with the Yapton Neighbourhood Plan will not mean the adverse impacts outweigh the benefits.

3.6 The NPPF encourages pre application dialogue with the applicant. Applications that demonstrate proactive engagement should be looked on more favourably than those that do not (paragraph 128). In the case of this application the principle of developing the site has already been agreed with the local planning authority in order to maintain a short term housing land supply.

Adopted 2011-2031 Arun Local Plan

3.7 The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. Extracts from the Inspectors Report are attached at **Annex 2**. At Paragraph 89 the Inspector refers to the overall District housing requirement of 20,000 dwellings and the need for at least 1,250 of them to be provided on non-strategic sites. These requirements are now included in Policy H SP1 of the adopted Local Plan.

3.8 The Inspector also comments on housing delivery in his Local Plan Report. In paragraph 95 the persistent past under delivery of housing is referred to and in paragraph 96 it is noted there will be peaks and troughs in delivery and potentially periods when 5 year supply will not be achieved. Importantly and to remedy this in the short term, the Inspector refers to the Council's agreement **'to invite planning applications on policy compliant HELAA sites and the first phases of some of the strategic allocations'**.

3.9 As explained below, this planning application is proposed on a policy compliant HELAA site. It is a small site without the long lead in times and other shortcomings of the large strategic sites included in the Local Plan. It is a non-strategic opportunity which the Local Plan Inspector and the Council have placed so much reliance on to bolster housing supply in the short term.

- 3.10 Other relevant Local Plan policies are H DM1 which requires a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. Policy AHSP2 sets a threshold of 30% affordable housing for 11 units or more. To meet these policies, 10 no. 2 bed, 9 no. 3 bed and 14 no. 4 bed units are provided overall with 7 no 2 bed and 3 no 3 bed as affordable.
- 3.11 Policy D SP1 deals with design. It states all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy DDM1 is a complimentary policy addressing aspects of form and design quality. It covers 15 items comprising character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland, solar gain, public realm, layout (movement & legibility), public art, density, scale and aspects of form and design quality. Policies ECCSP1 and ECCSP2 cover energy efficient design in new buildings. Policy D DM2 covers internal space standards. As layout, scale, appearance and landscaping are all reserved for subsequent approval the above considerations will all be covered at reserved matters stage.
- 3.12 Part 2 of policy OSR DM1 requires a contribution towards open space in accordance with the council's open space study. Policies ENVSP1, ENVDM3 and ENVDM5 all encourage the preservation and enhancement of biodiversity and ENV DM4 supports development where TPO trees or others contributing to local amenity are protected. Biodiversity interest and the Tree Constraints are dealt with in the supporting statements submitted in support of the application.
- 3.13 Policies W SP1 and WDM2 deal with flood and the need to avoid development in flood risk areas. The development complies with the policies as it is located in flood zone 1, an area least liable to flood. Noise impacts are avoided (policy QE DM1) as explained in the Noise Assessment.
- 3.14 Policies TSP1 (d) and TDM1 (c) require developments to incorporate appropriate levels of car parking and cycle parking in line with the West Sussex County Council guidance respectively. The transport effects of the development are required to be considered in a Transport Statement and shown to be satisfactorily mitigated (Policy TSP1 e). The parking and traffic impact matters are set out in the Transport Statement of Mayer Brown.

The Arun HELAA

- 3.15 Arun District's Housing and Employment Land Availability Assessment (HELAA) is dated November 2017. It identifies deliverable, developable and non-developable sites across the district using a simple colour coding on an interactive website map. Sites coloured blue are considered to be deliverable and are defined as a site being available now, be in a suitable

location for development and be achievable within the next five years (i.e. that development of the site is economically viable).

- 3.16 The Plan extract below is from the HELAA interactive map and the application site at Clays Farm is coloured blue as a deliverable site. The HELAA pro forma for the site is attached as **Annex 3** and explains the reasons why it is deliverable. The reasons are that there are no major constraints to overcome and a site to the southern boundary has recently gained planning permission; it is available, viable and achievable with a suggested yield of around 42 units for 2019-2020.

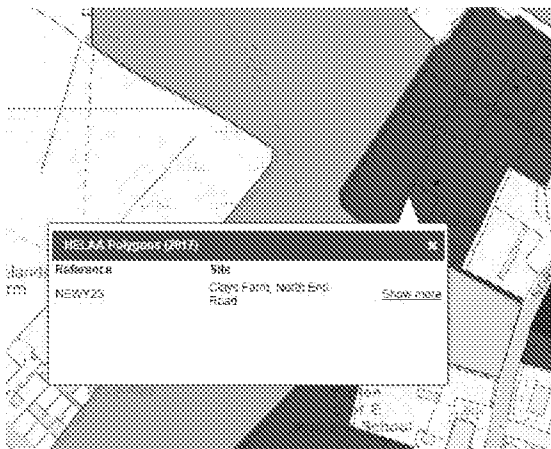


Fig 3 – HELAA Plan showing Clays Farm as a Deliverable site

- 3.17 As explained earlier in paragraph 3.8 of this statement, the Council has specifically said it will 'invite planning applications on policy compliant HELAA sites and the first phases of some of the strategic allocations' to help meet the short term housing needs of its District. The Council has permitted other sites on the west and east sides of North End Road for residential development and email correspondence attached as **Annex 1** confirms its position that an immediate planning application for Clays Farm would be acceptable.
- 3.18 The email is dated 21 May 2018. It confirms that a comprehensive development of all the sites at North End Road together is the Council's preference, but it would not object to a standalone application for Clays Farm given the consents on the adjoining land are for piecemeal development.

Yapton Neighbourhood Plan

- 3.19 The Yapton Neighbourhood Plan (YNP) covers the period 2014-2029. It was 'Made' in November 2014 and is more than 2 years old.

- 3.20 The YNP Policy BB1 states that development should be focused within the built-up area boundary. However, it specifically allows for development outside of this boundary where development would accord with one of four exceptions identified in the policy. The third exception is where such development would relate to additional allocations for housing land in accordance with Policy H1 of the YNP. Policy H1 states that the minimum housing requirement over the period 2014-2029 will be established by the emerging Arun Local Plan. The emerging Local Plan has now been adopted and Policy H SP1 requires at least 1,250 dwellings are provided on smaller non-strategic sites.
- 3.21 In summary therefore the adopted Local Plan requires additional non-strategic sites to meet its minimum housing requirement and in such circumstances the Yapton Neighbourhood Plan allows such sites to be developed outside its settlement policy boundary. The application proposal is therefore consistent with the Neighbourhood Plan. Even if there was conflict there would be no case for the adverse impacts outweighing the benefits anyway as the four tests in paragraph 14 of the NPPF2 don't all apply.

Conclusions on Policy

- 3.22 The adopted Arun Local Plan 2011-2031 shows the application proposal in designated countryside outside the built up area boundary. However, it is a deliverable non-strategic site and is located in an area of Yapton that has already been a focus for development on other consented greenfield sites nearby.
- 3.23 The application site has been identified as a deliverable opportunity in the 2017 HELAA. These sites have expressly been prioritised for early release by the Council to meet the short term housing needs of the District for at least 1,250 dwellings. This was requested by the Local Plan Inspector for the Plan to be found 'sound'. On this basis the Council has said it would not object to the site coming forward even as a standalone development.
- 3.24 At the local Parish level, the planning application is not conflict with the made Yapton Neighbourhood Plan as it allows sites to be developed outside the settlement boundary to meet the housing requirements in the new adopted Local Plan.
- 3.25 The redevelopment causes no harm to surrounding residential amenity and there is no highway safety or other environmental reason for withholding planning permission.

4.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 4.1 The site is located on the west side of North End Road. It adjoins land allocated for residential development in the Yapton Neighbourhood Plan by policy SA1. It comprises a rectangular greenfield plot used for grazing horses. It is occupied by a barn and stables accessed from North End Road. The whole extends to around 1.67ha as shown in figure 4 below.

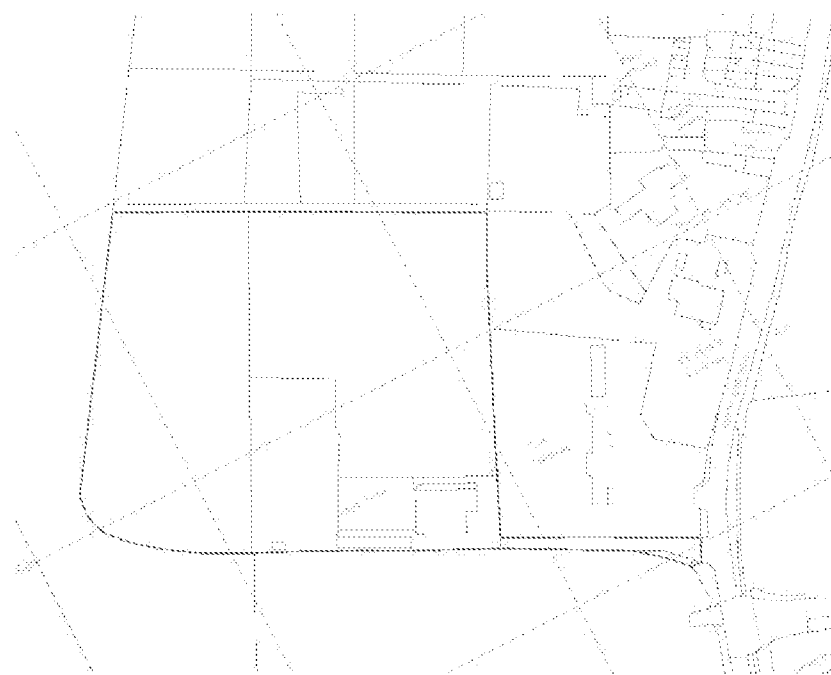


Fig 4 - Application site outlined in red

- 4.2 It enjoys a sustainable location within walking distance of the services and facilities at Yapton. Bus routes 66 and 66A provide services between Yapton and Bognor. The 700 route also provides regular bus services between Brighton and Chichester. Yapton Surgery is located close by on North End Road. Yapton Primary School is located 150m from the site entrance, also on the western side of North End Road.
- 4.3 The Council's written advice attached as **Annex 1** confirms its preference for the site to come forward as part of a comprehensive development with adjoining consented residential sites but a 'standalone' proposal would also be acceptable as piecemeal development has already been accepted on adjoining sites. Accordingly at this outline stage, the proposal is presented as a standalone development with an illustrative layout but is capable of integrating with any master planned layout including adjoining land.

Design Principles and Appearance

- 4.4 Appearance has been reserved for subsequent approval and can be dealt with in the usual way at Reserved Matters Stage. The proposed dwellings will however accord with design policies in the adopted Arun Local Plan (Policy DSP1 and DDM1), and the 'made' Yapton Neighbourhood Plan. Some will be provided as lifetime homes as required by policy.

Layout

- 4.5 The proposed indicative Site Layout Plan of Curtis Leeves is submitted for illustrative purposes but shows the likely density of the 33 dwellings as approximately 19.8dph. It allows for future connection points with adjoining land to the north and south. It includes a Local Area of Play/Local Equipped Area of Play in the south west corner with housing facing onto it to ensure adequate supervision. Separation distances between the proposed dwellings and their orientation prevent overlooking or overshadowing of each other.

Scale

- 4.6 All dwellings are proposed as 2 storeys but scale is reserved for subsequent approval and will be dealt with at reserved matters stage. The smallest 3 bed units of 92m² and 101m² have parking bays and no garage. The internal space standards will comply with Local Plan policy D DM2. Garden sizes will all be at least 10m length.

Amount and Use

- 4.7 The proposal is for 33 dwellings, comprising 10 no. 2 bed, 9 no. 3 bed and 14 no. 4 bed units. In accordance with adopted Local Plan Policy the development requires 30% affordable housing which is equivalent to 10 dwellings. This is met with 7 no. 2 bed units and 3 no. 3 bed units on site. The affordable houses will be provided in the standard tenure mix of intermediate and affordable rented at a percentage split to be agreed with the local planning authority.
- 4.8 The amount of development is considered to be appropriate in terms of layout and would make more efficient use of this part previously developed site for residential use in line with the Council's guidance on density and development management issues generally.

Access

- 4.9 The development is accessed from North End Road with a 2.4m x 43m visibility splay. As explained in the Transport Note of Mayer Brown all landscaping within the splay will be kept at 600mm so as not to obstruct sight lines.

- 4.10 The proposed vehicular access through the site will be provided to a width of 4.8 metres with footways on both sides provided to a width of 1.5 metres. Furthermore, all dwellings will be within 45 metres of the internal access road, which runs through the development, and therefore access for fire appliances to individual properties would not be required. The swept path analysis shows the site can be accessed by refuse vehicles with bin storage within the curtilage of each dwelling.
- 4.11 The car parking standard of the highway authority is expressed as a maximum and for each dwelling up to 3 bedrooms 2 car spaces and 1 space for visitors are suggested where possible. For each dwelling with 4 or more bedrooms the maximum of 3 garages or car spaces and 1 space for visitors is suggested. The 33 no. houses comprising 10 no. 2 bed, 9 no. 3-bed and 14 no. 4 bed units have a parking provision of 60 spaces including 8 visitor spaces which is within the maximum.
- 4.12 Over a daily period, the proposed residential use will generate a total average of 80 two-way total person movements and up to 19 vehicle trips during both peak hours, equivalent to less than 1 movement every 3 minutes. Overall the impact on the operation of the surrounding highway and transport networks would be negligible.
- 4.13 Given the scale of development proposed it is considered that it would not generate sufficient levels of additional traffic in order to overburden the highway network. The existing access arrangement will be utilised and improved allowing for easy access and egress to and from the site. It is therefore reasonable to conclude that the development will not cause material harm to the adjacent highway.

Landscaping

- 4.14 The site benefits from well landscaped boundaries with mature trees and planting. The landscape Master Plan shows this and proposed reinforcement planting along the east boundary. The proposals have been fully informed by a tree survey including a tree constraints and protection plan to ensure the proposed development would not adversely affect existing high quality landscaping that positively contribute to the amenity of the area. A number of low quality trees are proposed to be removed in order to facilitate the development. The landscaping proposals will in any event be controlled at reserved matters stage in the usual way.

Infrastructure & Services

- 4.15 The site is within flood zone 1 which is least liable to flood. The site will connect to the existing foul water sewer in North End Road. Proposed surface water drainage will use a combination of soakaways and permeable paving. This proposal will utilise the preferred option for surface water

drainage from a new development as defined by the Environment Agency in their Sustainable Urban Drainage System (SUDS) hierarchy of sustainability. Any infrastructure costs contribution arising from the development will be paid in accordance with the Council's Infrastructure Delivery Plan (IDP) for the strategic development allocation.

5.0 CONCLUSION AND RECOMMENDATION

- 5.1 The application is for thirty three new dwellings including 10 affordable units on land at Clays Farm, North End Road, Yapton.
- 5.2 The adopted Arun Local Plan 2011-2031 shows the application proposal in designated countryside outside the built up area boundary. However, Clays Farm is a deliverable non-strategic site and is located in an area of Yapton that has already been a focus for development on other consented greenfield sites nearby.
- 5.3 The application site has been identified as a deliverable opportunity in the 2017 HELAA. These identified sites have expressly been prioritised for early release by the Council to meet the short term housing needs of the District for at least 1,250 dwellings on non-strategic sites. This was requested by the Local Plan Inspector. On this basis the Council has said it would not object to the site coming forward even as a standalone development.
- 5.4 At the local Parish level, the planning application is not conflict with the made Yapton Neighbourhood Plan as it allows sites to be developed outside the settlement boundary to meet the housing requirements in the new adopted Local Plan.
- 5.5 The redevelopment causes no harm to surrounding residential amenity and there is no highway safety or other environmental reason for withholding planning permission. The modest scheme does not generate sufficient levels of additional traffic to overburden the highway network. Parking standards are met by the proposed layout. The proposed foul and surface water drainage arrangements are satisfactory and meet the Local Plan requirements for the site.

Recommendation

- 5.6 In the absence of any other policy conflict or harm we therefore request that the application is granted planning permission at the earliest opportunity.