



Planning Report

Proposed Residential Development (HELAA – 46)

Land East of Billsham Road, Adjacent to Little Meadow
(Grid Ref. 497724 – 101828)

On Behalf of: Ms A.Taylor

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1.0 Generally

- 1.1 This Design Report forms part of an Outline Planning Application (Some Matters Reserved) to Arun District Council for Residential and Commercial developments at 'Little Meadow' , Bilsham Corner, Yapton, BN18 0JY.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

18064 -	101	Location Plan
	102	Existing Site Plan/Analysis
	110	Proposed Site Plan

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Section 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 117:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

2.0 Physical, Social and Economic Overview

2.1 The Arun District Council Local Plan, describes the District as the following:

“3.1. Arun District is located on the South Coast, one of seven Districts within West Sussex. The District is bordered by Chichester District to the west, Horsham District to the north, and Worthing Borough and Adur District to the east. The northern half of Arun District falls within the South Downs National Park (SDNP). The SDNP Authority is the planning authority for areas of the District which fall within the SDNP. The southern half of the District falls within the Arun Local Planning Authority area and this is the Local Plan for that area. Arun District has strong transport, economic and housing market links with neighbouring Coastal West Sussex and Greater Brighton Authorities and this is reflected in patterns of movement for work, shopping, entertainment and education.”

The subject site falls within the southern half of the District (the Arun half), and therefore has strong links to transport, economic and housing market links (as 2.1 above).

2.2 The subject site is a total of 5.56Ha, which is split in to two by Grevatt's Lane West. See Figure 1 below:

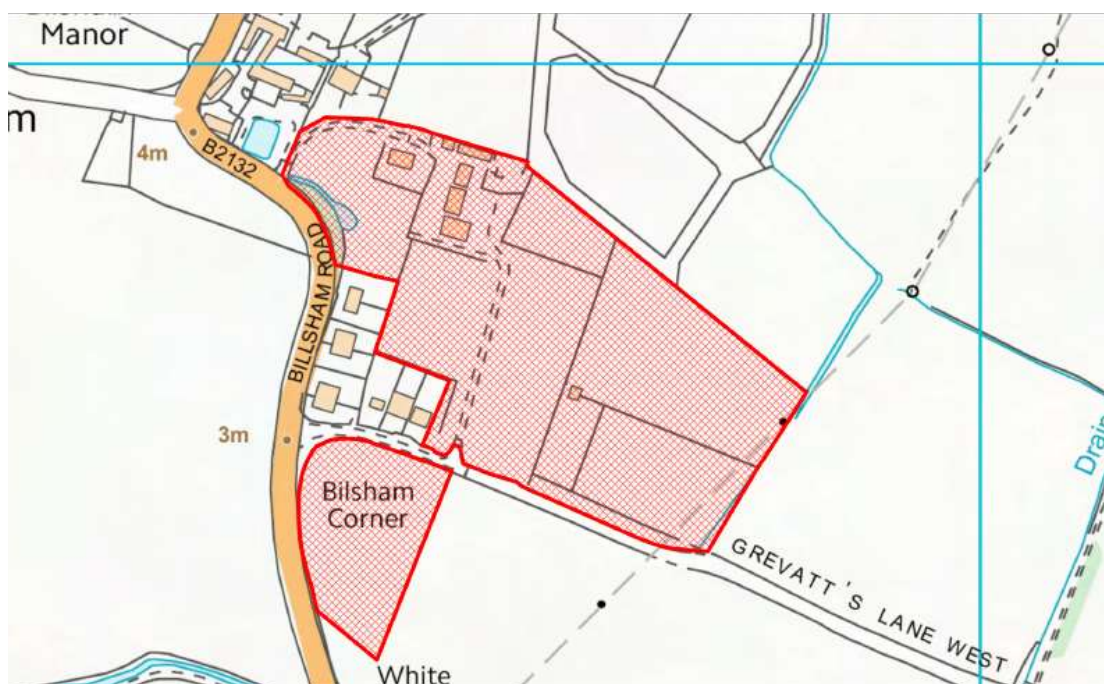


Figure 1: Site Overview

2.3 The subject site is located in a highly sustainable location, only one mile south of Yapton village (reference point at the junction to Grevatt's Lane West). Google Maps states that it takes five minutes to cycle to the 'Co-Operative' convenience store on Burndell Road. Bilsham Road is a designated cycle route, as per Yapton Village Plan 2014 - 2029.

- 2.4 There are also two bus stops immediately adjacent to Grevatt's Lane West (stop 'Bilsham Corner'). These stops serve the 700 Coastliner bus, which provides a direct service to Yapton, Littlehampton, Bognor Regis, North Bersted and Chichester. The first services arrive to Bilsham Corner at 05.30 and run every 30 minutes until 21.30. This is highly sustainable for commuting to the local area for employment.
- 2.5 The northern part of the site is **Brownfield**. This is a highly sustainable use of the land. Our proposals include new industrial units as an extension to the existing units. This is entirely consistent with the aims of organic growth, increased employment and flexible start-up accommodation.
- 2.6 The southern parts of the site are **Greenfield**. The land is not in agricultural production, and has not been for many years. As such development of the site will not be a loss to agriculture, and the site need not be included in agricultural exception.
- 2.7 The existing perception of open space is such that there is a continuous road frontage from Hobbs Farm, past Little Meadow and down to the junction with Grevatts Lane. The open land further south to 'White Rails' and beyond will remain uninterrupted. Our draft proposals for the site include a substantial amenity area adjacent to Little Meadow which would be for the general use of village residents.
- 2.8 Our draft proposals include substantial areas of boundary and feature landscape planting. This will enhance the relatively sparse and low level existing hedgerows.
- 2.9 The heritage value of the Little Meadow land is of low significance. There are no listed buildings, no TPO trees and no areas of designated landscape value. The land is currently privately owned, and not available for any form of heritage experience. The site does not currently include any buildings of distinction or high quality design. This should not prevent the land from being included in development proposals.
- 2.10 The subject site is within **Flood Zone 1**.
- 2.11 There has been no recent or historic use of contaminants on site.
- 2.12 There have been no sightings of protected species on site.
- 2.13 The subject site is north of the A259, therefore is **not** located within the Strategic Settlement Gap (as defined by the Arun Local Plan (ALP) 2011 – 2031). The subject site is within the 'Rural-Urban Fringe'. The ALP states:

"Policy C SP1 To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes."

- 2.14 Please see Sections 3.0 and 4.0 below in respect of local policy and consultation initiatives.

3.0 Policy Review

- 3.1 The Yapton Village Plan 2014 – 2029 states:

“7.27 In a rural area such as Yapton, access to the surrounding countryside is important. However, it is equally important that there is appropriate provision of green space within new development, particularly larger developments. This not only improves the quality of a development from the point of view of its residents, but it helps to maintain the village character which is important to the community of Yapton.”

- 3.2 Policy Review H.Sp2c

Proposes, jointly with Barnham and Eastergate, an increase in housing provision of 3,700 Units by 2031.

- 3.3 Immediate Central Government policy initiatives from 1st September 2020, to stimulate the construction industry and additional provision of small scale housing for first time buyers.

4.0 Involvement of Local Interests

- 4.1 The applicants are long term residents of Yapton, and have the interests and future of the village very much ‘at heart’.
- 4.2 The applicants have had extensive informal discussions with all the members of Yapton Parish Council.
- 4.3 The applicants have attended meetings with the ‘Yapton Planning Committee’.
- 4.4 Arun District Council, Pre App Report 11th August 2017.
- 4.5 Agents informal discussions with Mr. Neil Crowther, Arun D.C. Planning Dept.

5.0 Amount

- 5.1 The whole site is 5.56Ha.
- 5.2 2.08 Ha, of housing. A total of 63 mixed, 1, 2, 3, and 4 bedroomed dwellings. Of which 30% designated for Affordable Housing and 25% For Lifetime Housing.
- 5.3 0.6 Ha, Designated for Self Build Housing. 18 Plots.

- 5.4 3x New Industrial Units, Class B1(c), totalling an additional 400m2.
- 5.5 A Village Hall, Class D2, 150m2.
- 5.6 0.7 Ha, of open 'green' amenity space to be accessed by all parties.

6.0 Layout

- 6.1 The layout has been determined to protect the interests of the neighbouring properties and to provide new facilities and opportunities for the benefit of Yapton Parish.
- 6.2 The green amenity space protects the existing housing from any impacts of the proposals.
- 6.3 The proposed Village Hall is located to contribute to; and benefit from, the green amenity space.
- 6.4 The additional industrial units are an extension to the existing small industrial 'park' at the north of the site.
- 6.5 The new housing is served by a dedicated access, devoid of through traffic.
- 6.6 The new housing is relatively dense, to minimise the reduction in grazing land.
- 6.7 The self build housing area is separate to allow for individual plots with individual designs and single planning applications. This process will inevitably be slow, and the construction process extended. This will not prejudice the completion of the general residential development.
- 6.8 The new access road as 11.0 below will improve the local traffic safety and serve all the above in a clear and safe manner.

7.0 Design Principles

- 7.1 The design principals are broadly set out in 6.0 Layout, above.
- 7.2 The overriding principle is to add to the village of Yapton in a sympathetic and generic form.
- 7.3 All new buildings will be low profile with a maximum of three stories.

- 7.4 The new residential buildings will be in a pastiche of traditional housing, based on local materials and styles, and on the principles developed by HRH Prince Charles in his successful developments in the West Country.
- 7.5 The new commercial buildings will follow the design principles already established on site.
- 7.6 The design of the new Village Hall will be to the requirements of the Parish Council, which is expected to follow traditional style and layout.
- 7.7 It is anticipated the new self build units will be of individual and varied design. We will propose a controlling principle of traditional material options, height limits, plot density and glazing extents.

8.0 Scale

- 8.1 See in part 7.0, and 6.0 above.
- 8.2 All of the buildings proposed will be 'small scale'. No single unit larger than 150m².
- 8.3 The extent and mix of the uses within the site reflect those of a 'traditional village' and will provide an organic extension of Yapton.

9.0 Landscaping

- 9.1 As 5.6, 6.2, and 6.3 above, the central green amenity space is an important part of the proposals to enhance the experience of new persons, and those of the existing village. It is an essential part of the overall 'mix' of the site, and a key contributor to the village concept.
- 9.3 The applicants consider large traditional, broad leaf trees to be an important part of the Sussex landscape, and to be included in later planting proposals for the site.
- 9.4 Large trees in association with small scale buildings help the overall village design and mitigate against bland areas of new building.
- 9.5 Open areas of grass land adjacent to the village hall present opportunities for small scale sports facilities and child play areas.

10.0 Appearance

- 10.1 The overall appearance of the site is defined in sections 6.0 – 9.0 above.
- 10.2 Throughout the preparation of these proposals the intention, in all respects is to create a part of an English Village. The aim is that the completed works should be seen as a part of Yapton, and not as a modern satellite.
- 10.3 Traditional, local, materials, and design details will be followed throughout.

11.0 Access

- 11.1 The existing principal access to the site from Bilsham Lane is from the junction with Grevatts Lane West. This junction is on a blind corner. The junction will be closed, and a new junction proposed 100m to the south, where visibility is much better and there is space for a better formed junction to accepted highway dimensions.
- 11.2 As 6.1, the new junction will lead to a north/south spine road to access all parts of the proposed development.
- 11.3 Particularly, the new road layout will improve access to the commercial units for large vehicles without intrusion in the residential elements
- 11.4 The green amenity area will provide a safe pedestrian route towards Yapton.
- 11.5 The spine road and the residential 'loop' road have been designed to accommodate large vehicles where necessary for servicing, while retaining quiet courts, for the new units.
- 11.6 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 11.7 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 11.8 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.

12.0 Flood Risk

- 12.1 The Environment Agency Flood Map indicates that the site lies within Flood Zone 1.
- 12.2 Reference should be made to the accompanying Flood Risk Assessment, prepared by GeoSmart Information, Ref: 7334401-R1 of 7th August 2020.

13.0 Sustainability

- 13.1 Traditional materials are inherently sustainable; evidence their continued presence in local buildings. The continued use of those materials will maintain that sustainability.
- 13.2 The use of local materials reduces the 'energy footprint' of construction materials supply and delivery.
- 13.3 Creating an attractive living environment will create pride and respect in the persons living and working there. They will therefore, maintain and enhance their properties to ensure their future stability and use.
- 13.4 Low energy consumption is an essential part of fuel conservation and sustainability. All new buildings offer the potential to make the best use of current technologies to minimise energy consumption. Careful detail design of the proposed residential buildings will achieve EPC Certification of grade 'A' and 'B', and the commercial buildings will achieve BREEAM rating 'Excellent'.
- 13.5 The proposals as a part of a long established and popular Parish will share in the future stability of the village.

Critchley Architecture And Design (CAAD) Ltd

10th August 2020