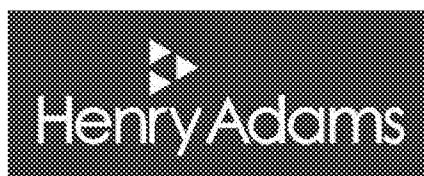


Planning Supporting Statement

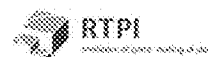
**Approval of Reserved Matters
following Outline Approval
Y/44/17/OUT for the erection of 70 no.
dwellings.**

**Land at Stakers Farm, North End Road,
Yapton**

On behalf of Yapton Developments Ltd
August 2020



Henry Adams LLP Rowan House, Ruffins Lane, Chichester, West Sussex PO19 1UA



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Appendix 1 – Decision Notice Y/88/18/OUT

Appendix 2 – Pre-application Response (February 2020)

Appendix 3 – Yapton News Advert (March 2020)

1. Introduction

- 1.1. Henry Adams LLP act on behalf of Yapton Developments Ltd in respect of a Reserved Matters Application following outline approval Y/44/17/OUT for 70 no. dwellings.
- 1.2. This Statement sets out the relevant background for the determination of this 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 within the National Planning Policy Framework (NPPF), the Arun Local Plan and supplementary planning documents.
- 1.4. A full list of the documentation submitted in support of the application has been listed, for clarity, within the submitted Cover Note.

2. **Background**

- 2.1 Outline planning permission Y/44/17/OUT was achieved in December 2018. The application obtained approval for the following:

'Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access. This application is a Departure from the Development Plan. This application affects the character and appearance of Main Road/Church Road Yapton Conservation Area and the setting of Listed Buildings.'

- 2.2 The application was approved with all matters other than means of access reserved for subsequent approval. This Reserved Matters application therefore seeks approval of; Appearance, Landscaping, Layout and Scale; as required within Condition 1 of the decision.
- 2.3 The approval was subject to 26 conditions; a copy of the decision is attached at Appendix 1. Yapton Developments Ltd are seeking to address as many of the conditions as possible through this reserved matters application. A Condition Statement has been submitted which sets out the relevant conditions and supporting documentation for approval.
- 2.4 Outline consent was also obtained on the adjoining land to the south of the site (Y/88/18/OUT Land north of Yapton C of E Primary School, Yapton). This land also falls within the applicant's ownership. Whilst the applicant has submitted two Reserved Matters applications, the two proposals have been designed to create a cohesive approach to the delivery of 108 dwellings.

S73 Amendments to access – Condition 3

- 2.5 The Reserved Matters Application is required to be aligned with the approved outline plans, specifically the access plans determined in Condition 3. These plans are as follows:
- Drawing 6468-04 Rev B 'Location Plan';
 - Swept path analysis drawing 2014/2270/002 Rev A; and
 - Proposed access arrangement drawing 2014/2270/001 Rev C
- 2.6 The access that has been approved through this outline application is linked with the adjoining site to the north which benefits from outline consent for 38 dwellings (Y/88/18/OUT).
- 2.7 In order to ensure that the access could be delivered promptly, a standalone application was submitted for the access (Y/17/20/PL) and approved in April 2020. In order to bring the two outline consents in line with the updated access arrangements, two applications have been submitted to vary planning condition 3 under Section 73 of the T&CPA 1990 (as amended by the Planning and Compulsory Purchase Act 2004).
- 2.8 The Section 73 application that relates to this application was submitted in July 2020 and has sought to make the following amends:
- Drawing 6468-04 Rev B 'Location Plan'; - **Amend to remove Rev B**
 - 'Swept Path Analysis' drawing 2014/2270/002 Rev A; - **Removal**
 - 'Proposed Access Arrangement' drawing 2014/2270/001 Rev C - **substitution with approved plan 'S278 General Arrangement and Construction Makeup drawing YAP-S278-01 Rev J'**

S73 Amendments to the Mix – Condition 24

2.9 Condition 24 states the following:

'There is a requirement that the proposed reserved matters submission conform to the following range of dwellings: 1-bed dwellings: 10-15% of all dwellings; 2-bed dwellings: 25-35% of all dwellings; 3-bed dwellings: 45-55% of all dwellings; and 4+bed dwellings: 5-10% of all dwellings.'

- 2.10 The proposed mix set out within this Reserved Matters Application seeks to provide a slightly lower percentage of 1 bed dwellings alongside a higher provision of 3 bed dwellings. This has resulted in the proposed mix being in accordance with the 2 and 3 bed percentage split, but not aligned with the 1 and 4 bed percentage split.
- 2.11 The Parish Council Planning Committee Meeting held on the 9th March confirmed that the Parish are supportive of this approach (item 23 (a)). Formal pre-application discussions with officers (January 2020) confirmed that the Authority would be content with amendments to the market mix if the Parish Council were in agreement. This matter is addressed in further detail within Section 8 of this report.

3. Site and Surroundings

The Site

- 2.12 The site is located to the north of Yapton village, it is predominantly flat and comprises approximately 3 hectares of grazing land/paddocks. There is an existing pitched roof single storey agricultural barn building and field shelters within the site.
- 2.13 The site is located to the western side of North End Road, abutting both the settlement boundary and the Main Road Conservation Area. Yapton C of E Primary School is located to the east/northeast of the site whilst the adjoining field to the north benefits from outline permission for 38 dwellings.
- 2.14 The site is located within Flood Zone 1, as classified by the Environment Agency, and thus at low risk of flooding.

The Surroundings

- 2.15 Yapton is a sustainable village. The sites location means that a number of local facilities are within a short distance of the site including; two doctors surgeries, primary school, village shop, village hall, playing fields, allotments and church.
- 2.16 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.

4. Pre-Application Consultation

- 4.1. Prior to the submission of this application, the Applicant submitted a pre-application enquiry to the Council in December 19 which addressed provided detailed proposals for both Land north of Yapton C of E School and Land at Stakers Farm, North End Road, Yapton. This enquiry was followed by a pre-application meeting with the case officer on the 18th December 2019 where a layout plan and potential design details were presented and discussed in a roundtable fashion. The discussion covered the key aspects for consideration including; Access and Connectivity, Drainage, the Landscape Buffer, Housing Mix, Parking, Materials and key design features.
- 4.2. The meeting was followed by a written response in January 2020 (Appendix 2). The written response concluded that the proposed layout in principle could be supported however, there were a number of details that required further consideration. Key comments related to the following;
- Parking Requirements and the need to provide electric charging points for flats.
 - The mix currently varies from the Yapton Neighbourhood Plan required percentage split. Justification and support from the Parish Council would be required for this variation. In addition, 25% of all 1,2 and 3 bed properties would be need to be built to Lifetime Homes standard.
 - More thought should be given to the Public Rights of Way that cross the site and need to be diverted. Provision of a footpath through the landscape buffer to allow connectivity north-south would be supported and would allow for the buffer to contribute towards the provision of open space.
 - Materials proposed are acceptable subject to quality for example, traditional brick bond on public facing elevations. In addition, a range of property types would be preferred rather than repeating a small number of house types.
- 4.3. In addition, the Applicant met with the Parish Council on 10th January 2020 to discuss the principles of layout, design, housing mix. Feedback during the meeting confirmed the following;
- There had more recently be an increased need for 2 and 3 bed properties;
 - Standard house types were not preferred and thus the proposed palette of materials was welcomed;
 - Connectivity between the sites on the western edge of Yapton was important;
 - Parking would be a key consideration as it is currently lacking in the village following a more recent increase in garage conversions
- 4.4. The applicant has since contacted the Parish Council to provide the updated mix for consideration and comment, allowing for any required amendments prior to application submission. The mix was discussed within item 23 (a) of the Planning Committee meeting held on the 9th March 2020. The minutes conclude that *'The Committee considered the mix as set out on the document attached to the e-mail and in summary the views expressed at the meeting were indicating a move away from 2 bed houses and support for more family or 3 bed houses'*.
- 4.5. Whilst outline consent for the principle of development had been achieved, the applicant felt that it would be important to update the local residents and provide an opportunity for comment on the proposed plan prior to submission to the Council. An advert was therefore placed within the March edition of the Yapton News providing an overview of the designs and allowing local residents to contact the applicant directly via e-mail (Appendix 3).

- 4.6. Two comments were received following the publication. Both comments related to the principle of development in that Yapton should not be the location for more housing developments.
- 4.7. On-going dialogue with the Parish Council, case officer and consultees up to the point of this submission has ensured that a comprehensive proposal has been put forward and that any areas of concern have been addressed.

5. **The Proposal**

- 5.1. This Reserved Matters Application seeks approval of Layout, Scale, Appearance and Landscaping following Outline Approval of Access to serve 70 dwellings.
- 5.2. The proposed mix of the new housing is addressed in further detail in Section 6 of this report, but in summary, comprises the following:
- 30% Affordable Tenure (21 dwellings)
 - 6 No. 1 bed, flats
 - 9 No. 2 bed, two storey properties
 - 5 No. 3 bed, two storey properties
 - 1 No. 4 bed, two storey property
 - 70% Market Tenure (49 dwellings)
 - 11 no. 2 bed, two storey properties
 - 33 no. 3 bed, two storey properties
 - 5 no. 4 bed, two storey properties
- 5.3. 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 feature dwellings. These material variants include painted brick, tile hanging and flint. Variations in design to incorporate a mixture of bay windows, front porches and dual aspect dwellings creates interest throughout the proposal whilst also addressing the mixed designs and house types found throughout the village.
- 5.4. Boundary treatments comprise a combination of 1.8m timber close board fencing and brick walls to rear garden boundaries. 0.6m high brick walls can also be found to some front gardens. Street tree and shrub planting visually diffuses the built form whilst soft landscaping to property frontages provides visual amenity through a combination of colour, texture and form. Further details of the treatments can be found on the Boundary Treatment Layout Plan (ref. 102-70-PL07) and within the Landscape Management Plan.
- 5.5. The proposal utilises the access as approved by standalone application ref. Y/17/20.
- 5.6. In terms of parking, the proposal provides a combination of allocated parking spaces, garages and visitor parking spaces. In line with the Arun Parking Standards SPD, the proposal provides a total of 180 parking spaces, as shown on the Parking Layout Plan (ref. 102-70-PL06).
- 5.7. The scheme proposes front and rear gardens with additional planting of native species throughout the site to support and enhance both local biodiversity and the character of the area. The layout also incorporates 4615sqm of useable open space which includes a LEAP and a walk way through the buffer planting corridor on the western boundary.

6. **Affordable Housing Statement**

- 6.1. The following section provides the necessary details relating to the affordable housing provision on the site and demonstrates how the proposal is in accordance with Local Plan Policy AH SP2 'Affordable Housing'.

Quantum

- 6.2. The scheme includes the provision of 21 properties as affordable housing which makes up 30% of the proposed scheme, consistent with the requirements as secured through the signed Section 106 legal agreement (11 Dec 2018) associated with outline application Y/44/17/OUT.

Tenure Split

- 6.3. The signed Section 106 definition of 'Affordable Housing Tenure Split' requires 16 properties to be provided as Affordable Rented with the remainder (5 properties) to be provided as Shared Ownership Units.

Housing Mix

- 6.4. The below table provides a comparison between the S106 and proposed mix:

	1 bed	2 bed	3 bed	4 bed	TOTAL
Proposed	6	9	5	1	21
S106	4	11	5	1	21

- 6.5. This proposed mix sees a loss of 2 no. 2 bed units and an increase of 2 no. 1 bed units. As previously mentioned, the proposal has been designed alongside the Land north of Yapton C of E Primary School in order to create a cohesive proposal of 108 units. The 38 unit proposal makes up for the loss of 2 no. 2 bed units whilst seeing a reduction of 2 no. 1 bed units. The below sets out the proposed provision on the adjoining site:

	1 bed	2 bed	3 bed	4 bed	TOTAL
Proposed	0	6	5	0	11
S106	2	4	5	0	11

- 6.6. The above two tables demonstrate that the correct overall provision has been accounted for correctly. At pre-application stage, the Housing Enabling Officer was content with the above-mentioned mix and tenure split providing there would not be any overall loss to the number of 2 beds being provided.
- 6.7. A variation to the S106 agreement will be submitted to amend the specified mix in line with the proposed changes.

Design

- 6.8. It is standard practice that the affordable housing be designed 'tenure blind' so that there is no clear distinction between market and affordable properties.

Distribution

- 6.9. The affordable housing has been 'pepper potted' throughout the site, creating a number of small sized clusters integrated with the market properties.
- 6.10. The location of the affordable properties is shown on the Affordable Housing Plan that forms part of the drawing package submitted in support of this application.

7. Planning Policy

- 7.1. Following paragraph 39 (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.
- 7.2. At the time of writing, the Statutory Development Plan comprises the National Planning Policy Framework, the National Design Guide, the Arun Local Plan, the Arun Public Open Space, Playing Pitches and Built Facilities, the Arun Parking Standards SPD, and the Yapton Neighbourhood Plan.

National Planning Policy Framework (NPPF) (2019)

- 7.3. In terms of decision-making, paragraph 7 explains that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 7.4. The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. 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.
- 7.5. Paragraph 117 seeks to *'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.'* In addition, paragraph 123 determines that it is important to avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site where there is a shortage of land for meeting identified housing needs.
- 7.6. Section 12 stresses the importance of creating well-designed places, as good design is a key aspect of sustainable development. Proposals should therefore function well and add to the overall quality of the area, be visually attractive as a result of good architecture and landscaping, be sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site.

National Design Guide

- 7.7. In October 2019, the Government published the National Design Guide (NDG) to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's suite of planning practice guidance. In addition to informing development proposals and their assessment by Local Planning Authorities, it supports paragraph 13 of the NPPF which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Arun Local Plan (ALP) (2018)

- 7.8. The ALP was adopted in July 2018. The principle of residential development within this location has been set by the approval of the outline application for up to 38 dwellings. Thus, the main policies within the ALP relevant to this application relate to sustainable development, housing mix and design.
- 7.9. Relevant policies include;
- Policy D SP1 'Design'
 - Policy D DM1 'Aspects of form and design quality'
 - Policy HER SP1 'The Historic Environment'
 - Policy HER DM3 'Conservation Areas'
 - Policy D DM2 'Internal Space Standards'
 - Policy H DM1 'Housing Mix'
 - Policy AH SP2 'Affordable Housing'
 - Policy T DM1 'Sustainable Travel and Public Rights of Way'
 - Policy HWB SP1 'Health and Wellbeing'
 - Policy W SP1 'Water'
 - Policy W DM3 'Sustainable Urban Drainage Systems'
 - Policy ECC SP1 'Adapting to Climate Change'
 - Policy ECC SP2 'Energy and climate change mitigation'
 - Policy ENV DM4 'Protection of Trees'
 - Policy ENV DM5 'Development and Biodiversity'
 - Policy QE DM2 'Light Pollution'

Arun Design Guide SPD

- 7.10. The Design Guide was adopted in April 2020 with the aim of providing detailed information that supplements the design policies in the Arun Local Plan. The Focus is to ensure good design not only in how a place is shaped, but also how it is will be lived and experienced and how it will make residents and visitors think, feel and remember. The document sets out 13 key design principles that should be addressed through proposals;
- Local Distinctiveness, Character and Identity
 - Cohesive and Vibrant Neighbourhoods
 - Diversity
 - Ease of Movement
 - Accessibility and Inclusion
 - Legibility and Integration
 - Adaptability and Future Needs
 - Safety, Security and Crime Prevention
 - Efficient use of Natural Resources
 - Innovation
 - Climate Change and Sustainability
 - Good Streets and Spaces
 - Well Design Buildings

Arun Public Open Space, Playing Pitches and Built Facilities SPD

- 7.11. This Supplementary Document sets out a series of steps to calculate contributions towards Open Space, Playing Pitch and Indoor and Built Sport Facilities, in terms of quantity of land and/or financial contributions.

Parking Standards SPD

- 7.12. Paragraph 2.8 and Table 2.2 – Electric Vehicle Charging Points Minimum Requirements, requires all properties with a driveway and garage to provide active EV charging points (in accordance with current ADC Vehicle Infrastructure Study (2017)).
- 7.13. Principle 6 of the SPD requires garages to be of a sufficient size (6mx3m internally), adequate visitor parking, cycle storage and space for storage of bins.
- 7.14. Table 3.1 – expected level of provision for new residential developments, seeks to achieve 2 spaces for a 3 bed and 3 spaces for a 4 bed property. Paragraph 3.3 requires the number of visitor spaces to be 20% of the total number of residential units.

Yapton Neighbourhood Plan (YNP) (2014)

- 7.15. The Neighbourhood Plan was made in November 2014 and covers the period to 2029. YNP was made in November 2014 on the basis of the saved policies in the 2003 Arun Local Plan and the draft policies in the 2014 publication version of the now adopted, Arun Local Plan (2018).
- 7.16. One of the key policies of the Neighbourhood Plan is Policy H2 'Dwelling Size' which sets out a housing mix for development of 15 or more dwellings;
- 1 bed dwellings: 10-15%
 - 2 bed dwellings: 25-35%
 - 3 bed dwellings: 45-55%
 - 4+ bed dwellings: 5-10%
- 7.17. The following policies should also be given due consideration although they do reflect Arun Local Plan Policies already outlined within this section;
- Policy E4: 'Minimising the environmental impact of development'
 - Policy E5 – 'Retention and enhancement of biodiversity'
 - Policy E6 – 'Green Infrastructure and development'
 - Policy E11 – 'Minimising the impact of flooding from development'

8. **Scheme Assessment**

- 8.1. This section sets out the merits of the scheme, its compliance with outline consent Y/44/17/OUT, and its compliance with national and local planning policy.

Principle of Development

- 8.2. The principle of residential development on this site has been established through the approval of Outline Application Y/44/17/OUT which was approved for 70 dwellings in 2018.
- 8.3. The reserved matters application hereby submitted is consistent with the outline consent in that it proposes a development of 70 dwellings with the requisite level of affordable housing and appropriate tenure split.
- 8.4. The principle of residential development is therefore established and the purpose of the application is to consider the approval of the remaining reserved matters; layout, scale, appearance and landscaping within the context of the approved plans and conditions attached to the outline consent Y/44/17/OUT.

Housing Mix

- 8.5. Condition 24 of outline consent Y/44/17/OUT requires the mix to be in accordance with Policy H2 of the Yaptan Neighbourhood Plan and policy H DM1 of the Arun Local Plan in the interests of ensuring homes are provided to meet local demand. Following discussions with the Parish Council, it became clear that the Yaptan Neighbourhood Plan was slightly out of date in terms of local need and that actually, there was a higher need for family housing than 1 and 2 bed properties. With this in mind, the submitted mix varies slightly from Condition 24 in that it slightly under provides on the number of 1 bed properties to enable the proposal to provide a higher number of 3 bed properties. The proposed mix is outlined below:

Dwelling Type	Number of Units						
	Market		Affordable		Total		YNP Policy H2
1 bed	0	0%	5	24%	5	7%	10-15%
2 bed	11	23%	9	43%	20	29%	25-35%
3 bed	33	67%	5	24%	38	54%	45-55%
4+ bed	5	10%	2	9%	7	10%	5-10%
Total	49	100%	21	100%	70	100%	

- 8.6. Following pre-application discussions with the Local Planning Authority, it has become clear that providing the Parish Council are in agreement, the proposed mix would be considered appropriate. At their meeting on the 9th March, the Parish Council confirmed that they were content with the proposed mix, as noted within the minutes at item 23 (a).
- 8.7. Considering the above, a Section 73 application has been submitted (as noted in paragraphs 2.9-2.11 above) to amend the wording of Condition 24 to allow a variation subject to Local Authority approval. This Section 73 application was submitted in July 2020 and is awaiting determination.

Layout

- 8.8. The schedule of drawings submitted with this application set out the detailed design of the proposed development working from the approved plans of the outline consent, the conditions of the outline consent, and the site-specific opportunities and constraints.
- 8.9. In line with section D.01 and D.02 of the Arun Design Guide SPD, an initial detailed appraisal of the site, including a constraints and opportunities plan, meant that there was a clear understanding of the site and its wider setting from the onset. The layout has therefore sought to take an integrated approach by bringing together the open spaces, existing landscaping, SuDS, scale of built form, movement through the site and connectivity with the surrounding built form and wider landscape.
- 8.10. The number of dwellings and thus density of the proposal has been set via the approval of the Outline Application.
- 8.11. The properties will comprise a combination of detached and semi-detached properties alongside a small number of flats. Long runs of built form have been resisted with garaging being set back in the plots wherever possible, this has helped to ensure that the built form does not appear overbearing. The creation of small front gardens and the planting of native trees and hedging also helps to break up the built form whilst bringing the eye away from the properties and towards key focal points. This approach also creates variety within the street scene.
- 8.12. The properties have been designed in line with the National Internal Space Standards. The scheme proposes front and rear gardens, with rear garden provisions being aligned with the Arun Design Guide SPD, as shown on the Garden Areas Layout Plan (ref. 102-70-PL09). The layout also ensures that front-to-front, back-to-back and back-to-side distances are maintained in line with the Arun Design Guide SPD.
- 8.13. In terms of parking, the proposal provides a combination of allocated parking spaces, garages and visitor parking spaces. Garages have been set back from frontages in order to break up the building line, whilst on street parking has been resisted wherever possible to ensure that cars do not dominate the main street scene. In line with the Arun Parking Standards SPD, the proposal provides a total of 180 parking spaces, as shown on the Parking Layout Plan (ref. 102-70-PL06).
- 8.14. The landscaping proposal seeks to provide enhancements that not only ensure net biodiversity gain but also that connect the existing planting with the new both within and beyond the site into the wider countryside. The layout incorporates 4615sqm of useable open space which includes a LEAP of 400sqm and a walk way through the buffer planting corridor on the western boundary. The areas of useable open space are connected, via the footpath network within the site, creating a focal point for people to meet, play and interact away from the main vehicular route. These linkages then extend to the site boundaries ensuring connectivity to the wider footpath network and surrounding green spaces. The open space and play space is also overlooked with adjoining properties fronting on to the space. This provision of open space is aligned with the requirement as set out within the Arun Public Open Space, Playing Pitches and Built Facilities SPD, whilst the creation of linkages and safe community spaces is aligned with the aspirations as set out within the Arun Design Guide SPD.

- 8.15. When considering the sites location in relation to surrounding land uses, alongside the layout and proposed plot sizes, the proposals are in accordance with ALP Policies QE DM1, D SP1 and D DM1.

Scale and Appearance

- 8.16. Whilst the majority of the properties will be two storey in height, the proposal also seeks to incorporate two single storey bungalows to address an identified local need. Garaging will also be single storey in height. The two storey properties will incorporate a mixture of hipped and gabled roof designs.
- 8.17. 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. Whilst a red brick blend creates the basis for each property, a number of variants have been incorporated to add character to the street scene and an individuality to the proposal at the same time. These variants include painted brick, tile hanging and flint to feature properties.
- 8.18. The design includes dual frontage properties to ensure natural surveillance, especially over the footpath that runs through the landscape buffer on the western boundary, creating a safe environment for resident walkers or others within the community looking to connect into the wider footpath network around the village. These properties also ensure a cohesive approach in terms of legibility, linking each street to the next preventing individual, isolated blocks of development.
- 8.19. The creation of feature properties coupled with on street planting of trees and native species within front gardens ensures not only legibility but also creates focal points and a sense of community throughout the development.
- 8.20. When paying regard to the layout, appearance and scale of the proposals, the scheme should be considered to have paid due regard to Policy D DM1; Aspects of Form and Design Quality and Policy D DM2; Internal space Standards. The proposal has also sought to ensure the design accords with sections F.01, G.03, H.01, H.02, and H.04 of the Arun Design Guide SPD.

Access and Movement

- 8.21. The point and makeup of the access has been approved through both the Outline application Y/44/17/OUT and standalone application Y/17/20/PL which was approved in April 2020.
- 8.22. In terms of the internal arrangement, a number of tracking plans have been submitted in support of the application in order to demonstrate that the road layout would be suitable for refuse lorries, fire trucks and the servicing of the pumping station.
- 8.23. The site is accessible by foot, bicycle and public transport. There are a number of bus stops within the village, the closest being within walking distance south of the site. Village services can be accessed on foot via the North End Road footpath which is surfaced, overlooked and lit. The development of a pedestrian and cycle network within the site and provision of connections with land parcels and approved development sites to the north and the south is

considered to be an integral part of the design of this proposal. All properties also incorporate sheds for cycle storage.

- 8.24. As seen on the layout plan, pedestrian connectivity to the northern and southern site boundaries has been provided within the landscape buffer that runs along the western boundary. This is largely overlooked by dual frontage properties to ensure natural surveillance and safety.
- 8.25. The Travel Plan submitted in support of the proposal. The objectives include reducing reliance upon the car, increasing the use of sustainable modes of transport, encouraging residents to choose modes of transport that would provide benefits to their health and wellbeing, and increasing the awareness of available sustainable modes of transport. In order to meet these objectives, residents will be provided with Travel Information Packs and a travel voucher to enable them to make sustainable travel choices to suit their lifestyle.
- 8.26. The proposal is considered to be in accordance with ALP Policies T SP1 and T DM1 which seek to ensure safe access onto the highway network and promote sustainable transport.

Flood Risk and Drainage

- 8.27. The site is located within Flood Zone 1 (low probability of flooding), as defined by the Environment Agency Flood Mapping system. As such, the proposal accords with the objectives of the NPPF.
- 8.28. In line with ALP Policy W SP1 'Water' The drainage strategy seeks to incorporate SuDS features in the form of pervious paving to the internal road network and an infiltration basin. Groundwater Monitoring and BRE365 Soakage testing results have fed into the drainage design and have been submitted for consideration.
- 8.29. Future maintenance requirements are set out within the Drainage and SUDs Management Plan, also submitted in support of the application.
- 8.30. 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. The proposal would therefore be aligned with ALP Policies W SP1 and W DM3.

Ecology and Biodiversity

- 8.31. 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.
- 8.32. A PEA Phase 1 Ecology report has been submitted alongside an additional recommended Bat Survey. The reports conclude that; hedgerow priority habitats are of comparatively greater ecological value but approximately 46.5m of species-poor hedgerow would be removed to facilitate the access and that the site is primarily made up of improved grassland which is of comparatively little intrinsic value. The PEA recommends an additional bat survey which in turn determines that the proposed development is unlikely to result in significant impacts to foraging and commuting bats and that recommended mitigation measures would reduce and offset any residual impacts.

- 8.33. The report makes recommendations that should be incorporated into the proposal to ensure biodiversity net gain including; retaining hedgerows wherever possible, landscaping with native trees and hedging, sowing green spaces with wildflower and grass seed mix and installing bat and bird boxes.
- 8.34. The ecology report determines that the recommendations put forward will fully safeguard the existing ecological interest of the site and introduce measures to enhance the 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.

Landscaping and Net Biodiversity Gain

- 8.35. When considering the landscape proposals, Particular attention has been given to the retention and enhancement of the existing mature trees and hedgerows around the site in order provide functional habitat for ecology as well enhancing landscape character.
- 8.36. The retention and enhancement of the boundary vegetation will create a green swathe around the development and opportunity to create an enhanced habitat corridor including:
- Native hedgerow retention to reinforce movement corridors and maintain a varied structure and protection for foraging birds and insects;
 - Wildflower meadow and grasslands to form natural edges to support wildlife corridors; and
 - Provision of bat boxes, nesting boxes, hibernaculas and a reptile receptor area to increase ecological enhancements.
- 8.37. Any new hedgerows including infill planting will assist in reinforcing the character of the hedgerow framework providing improved green corridors for wildlife to migrate around the site and seek refuge. The species selected have been chosen to complement these natural edges, avoiding unnecessary maintenance operations and instead allowing their natural form to establish along this edge.
- 8.38. Native tree planting has been proposed on site where possible. Large trees are located towards the site edges and existing boundary vegetation, whilst their more formal varieties were located to the streets, where the proximity of the building require smaller tree planting.
- 8.39. An attenuation basin will be created on the western boundary. The attenuation basin will provide a range of water depths and will comprise of shallower marginal shelves, unshaded to benefit biodiversity. This will also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge.
- 8.40. A series of formal Hornbeam hedgerows will be established to provide protection between the highway, areas of public open spaces and private residential frontages. Even though hornbeam is deciduous, the dry leaves stay on for winter to provide structure and screening all year round.
- 8.41. Creating a new field hedgerow to the western boundary will assist in tying the character of the rural edge to the residential areas. This will also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge.

- 8.42. The landscaping proposals are therefore considered to be aligned with the aspirations and requirements set out within sections E.01, E.02, E.03, and H.03 of the Arun Design Guide SPD.

9. Conclusion

- 9.1. In conclusion, the principle of residential development and the number of residential dwellings has already been established by the approval of outline application ref Y/44/17/OUT. The point of access and access arrangement has also been established by both the outline application and the standalone application ref. Y/17/20/PL. This Reserved Matters application therefore seeks approval of the remaining matters of; Appearance, Landscaping, Layout and Scale.
- 9.2. Prior to the submission of this application, a good level of pre-application discussions have taken place with both the District Council and the Parish Council, with comments welcomed from members of the public following a newsletter advert. This application has sought to address any concerns that may have arisen during this process.
- 9.3. An initial detailed appraisal of the site, including a constraints and opportunities plan, meant that there was a clear understanding of the site and its wider setting from the onset in turn ensuring that the proposal would create an integrated approach to the design.
- 9.4. The scale and appearance of the properties creates variety within the street scene whilst also creating a sense of place. Creating feature buildings and dual frontage properties provides continuity throughout the proposal whilst also ensuring a good level of natural surveillance, in-turn creating safe spaces within the public realm. Materials are reflective of the variety found within the village whilst the individual plots themselves are aligned with both national and local design standards.
- 9.5. The landscaping proposals provide positive benefits to the street scene, breaking up the built form and creating focal points and community meeting spaces, whilst also enhancing the existing site features, working with the SuDS scheme and creating new planting to create connectivity routes for wildlife and ensure net biodiversity gain.
- 9.6. Connectivity is key within this location, meaning footpaths and cycle paths have been bought to boundaries to link to both existing and future networks in this locality. The proposed measures outlined within the Travel Plan also seek to promote the use of sustainable modes of transport and reduce reliance on the car wherever possible.
- 9.7. The documentation submitted in support of this application demonstrates that the proposals are aligned with both National and Local Plan policy guidance.