

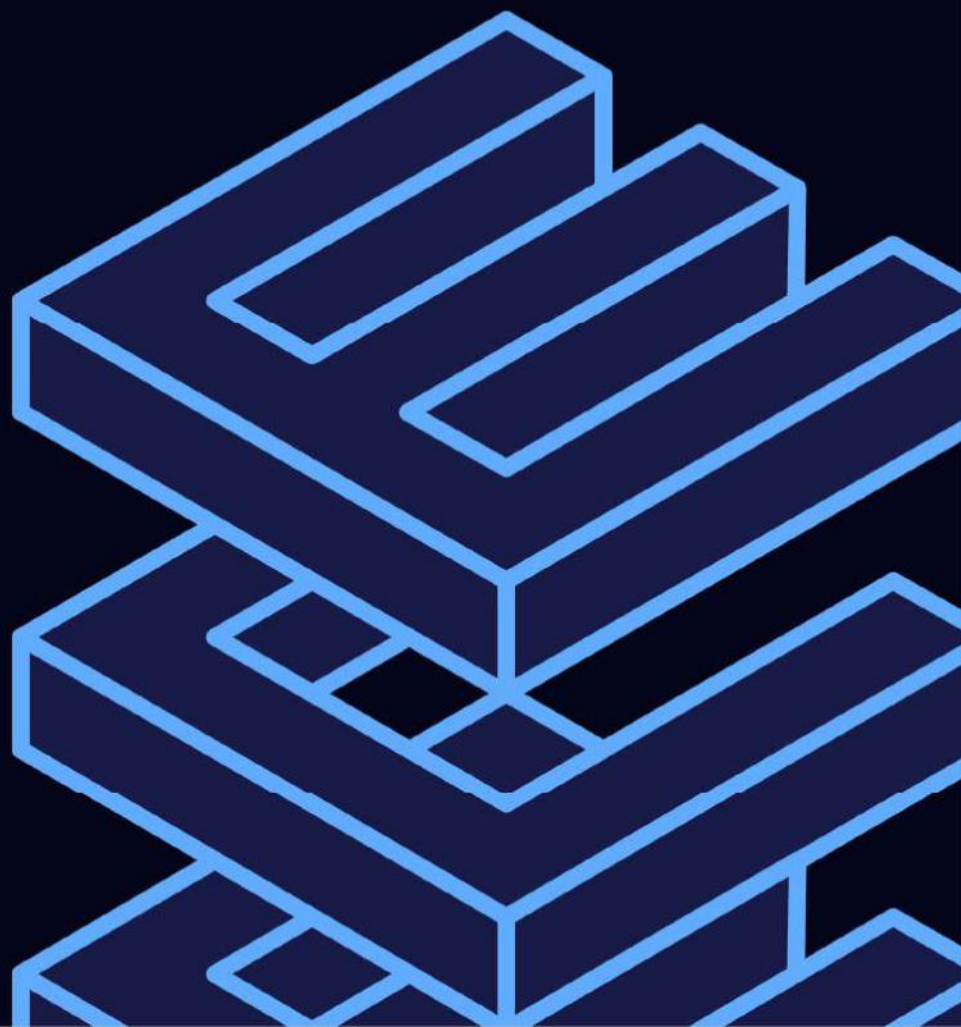


ECE Planning

Planning and Affordable Housing Statement

Land at Bilsham Road,
Yapton

Date December 2025



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Client: Barratt Redrow Southern Counties
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1. Introduction

- 1.1. This Planning and Affordable Housing Statement has been produced on behalf of our clients, **Barratt Redrow Southern Counties**, in support of an application under Section 73 of the Planning act to vary existing planning permission (reference Y/52/23/PL) on Land to the West of Bilsham Road, Yapton. The development description for the proposal reads:

Application under Section 73 of the Planning Act to amend Condition 2 – approved plans; Condition 14 (details of walls, fences and gates); Condition 15 (details of cycle stores); Condition 22 (Ecological enhancement and mitigation); and Condition 23 (energy and sustainability statement) of planning permission Y/52/23/PL

- 1.2. The site is subject to several recent planning permissions, the history of which is outlined in more detail in Section 3 of this report. The permission of most significance is Y/52/23/PL for the construction of 170 dwellings. This was refused in November 2023 but allowed on appeal in January 2025 under reference APP/24/3343922.
- 1.3. This statement considers the relevant background for the determination of the planning application including a description of the site and its surroundings, the planning history, relevant planning policy and an appraisal of the proposal in planning terms.
- 1.4. Proposals for the site have been informed by the National Planning Policy Framework (The Framework), the Planning Policy Guidance (PPG), the Arun Local Plan, Yapton Neighbourhood Development Plan in addition to other detailed technical guidance in support of the application. The applicant has also engaged in pre-application discussions with Arun District Council Officers.
- 1.5. Barratt Redrow has also held a pre-application meeting with Arun District Council (ADC) Officers, met with members of Yapton Parish Council and held an online consultation with local residents. The information gathered from this public consultation exercise has informed the development of the proposals.
- 1.6. The application for Full Planning Permission is accompanied by the following documents and drawings:
- Planning Application Form, Notices and CIL Forms
 - Planning and Affordable Housing Statement
 - Statement of Community Involvement
 - Design and Access Statement
 - Architectural Drawings
 - Archaeological Report
 - Flood Risk Assessment
 - Surface Water and Foul Drainage Assessment
 - Landscape Character and Visual Impact Assessment
 - Landscape Masterplan
 - Transport Assessment and Travel Plan
 - Arboricultural Impact Assessment
 - Sustainability and Energy Assessment
 - Ecological Assessment including BNG Calculations
 - Site Investigation Report

2. The Site

- 2.1. The application site is located to the West of Bilsham Road, south of the village of Yapton, sitting just outside of the Built-up Area Boundary, as defined by the Arun Local Plan.
- 2.2. The site is roughly rectangular in shape, measuring approx. 10 hectares and comprises an open agricultural field with access via a gated entrance towards the north east of the site.
- 2.3. The site is bounded to the east by Bilsham Road (B2132) which runs into Yapton village centre, and to the west by Ryebank Rife, an 'ordinary watercourse' which flows southwards towards the hamlet of Bilsham.



Figure 1 - Aerial Image with Site outlined in red

- 2.4. Hedgerows and shrub planting runs along the northern and western boundaries, while more substantial vegetation runs along the southern and eastern boundaries comprising mature trees and hedgerows, allowing for a screening buffer to the south.
- 2.5. The topography of the site is generally flat with a gentle southward slope towards the western ditch (Ryebank Rife) and the south western corner.
- 2.6. The application site is located within Flood Zone 1, with the western boundary marginally falling into zones 2 and 3.

Surrounding Context

- 2.7. The character of the locality to the south and west of the site is rural comprising existing agricultural fields.
- 2.8. Existing residential development is situated to the east of the site, fronting Bilsham Road, at Taylors Close and Lambs Cottages, with allotments located south of the residential development also along Bilsham Road.
- 2.9. Immediately north of the site, an approved development for the erection of 250 residential dwellings is currently under construction. Please refer to planning permission references Y/49/21/RES and Y/127/21/RES. This is discussed further in Section 3 of this Report.
- 2.10. The previous planning consents granted at this site demonstrate that that it is located within a sustainable location, with a range of facilities and services located close by within Yapton village, less than 10 minutes walking distance. These include a co-op store, medical surgery, butchers, fish and chip shop, pharmacy, hairdressers, village hall, recreation ground, skatepark and equipped play space.
- 2.11. Bus stops are located along Bilsham Road, with bus routes to Barnham, Bognor Regis, Chichester and Littlehampton. The closest railway station is located in Barnham, which is a 5-minute drive from the site and provides regular transport links to Portsmouth, Southampton, London and Brighton.
- 2.12. The application site is not located within a Conservation Area, nor does it contain any heritage assets.
- 2.13. There are 4 listed buildings (all Grade II listed), each approx. 200m to the south of the southern boundary of the site separated by mature trees and hedgerows and an agricultural field.

3. Planning History

- 3.1. This section sets out the relevant planning history of the site, including details of planning applications which have recently been submitted within the locality.

Application Site

- 3.2. Y/3/22/OUT - Hybrid Application comprising of Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works; and Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings – Approved 9 January 2023.
- 3.3. This application included a Full application for 30 residential dwellings to the north of the site, and outline permission for the balance of the units to the south. The application also comprised an indicative biodiversity enhancement space to the south, as shown in the below Figure 2 (blue line).



Figure 2 - Approved Site Plan of Y/3/22/OUT

- 3.4. This application was received by Arun District Council on 15 January 2022 and was approved on 9 January 2023, following the completion of the Section 106 agreement.
- 3.5. Y/52/23/PL - Full Planning Application for the erection of 170 residential dwellings; with access and parking, the provision of open space, play space and ecology areas with associated vehicular and pedestrian access, attenuation ponds and landscaping and associated works. application is a Departure from the Development plan and affects a Public Right of Way.
- 3.6. The above application proposed to increase the overall quantum of development at the site by 30 units compared to that previously approved in the hybrid consent. The Application Site area was identical to the approved hybrid consent as shown in Figure 3 below:



Figure 3 - Approved layout for 170-unit BoKlok Scheme

- 3.7. The application received planning officer support but was refused at planning committee. The Decision Notice was issued in November 2023.
- 3.8. Approval was granted on planning appeal reference APP/C3810/W/24/3343922.

- 3.9. Y/32/25/PL – An application for full planning permission for “*the erection of 170 residential dwellings (30% affordable), parking spaces, internal site roads, public open space, children’s play space, pumping station, surface water drainage features, landscaping and associated works*” was submitted to Arun District Council in April 2025 and validated in May 2025.
- 3.10. Application Y/32/25/PL proposes the same development as that contained in this Section 73 application. It remains undetermined at the time of submission of this application.

Pre-Application Advice and Public Consultation

- 3.11. The application team has engaged with the Council via a pre-application meeting which took place on 21 November 2024. This was to discuss an application with a quantum of development similar to that proposed in the Hybrid planning permission. The team discussed the layout of the proposed application, landscape proposals, housing mix (including affordable), drainage and highway matters with planning officers.
- 3.12. Planning Officer’s responded positively to the proposed scheme noting the previous consent granted to the Hybrid scheme which proposed a very similar quantum of development to the current application.
- 3.13. The applicant further consulted with ADC following the grant of the appeal scheme and Redrow’s decision to pursue an increase in the quantum of proposed development to 170 dwellings. It was agreed with officers that no further pre-application was needed on a revised scheme and that the comments made at pre-application remained as advised.

Section 73

- 3.14. Barratt Redrow has engaged with ADC officers to explore submission of a Section 73 application to vary the existing consent. Officers have confirmed in writing that this approach is acceptable.

Surrounding Area

- 3.15. The immediate planning history to the north boundary of the site is detailed below:
- 3.16. Y/91/17/OUT – Land at Bilsham Road, Yapton - Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan. Approved Conditionally with S106 on 4th April 2019.

- 3.17. Y/127/21/RES - Land at Bilsham Road Yapton - Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). This site is not CIL Liable as in Yapton Strategic Site. Approved on 29th April 2022



Figure 4 - Land at Bilsham Road, Yapton Layout

- 3.18. Y/92/17/OUT - Land east of Drove Lane Yapton BN18 0EB - Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area. Approved Conditionally with S106 on 31st May 2019.
- 3.19. Y/49/21/RES - Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated). Approved 29th October 2021.



Figure 5 - Land at Drove Lane, Yapton; Layout

- 3.20. The schemes detailed above relate to the land directly adjacent to the north boundary of the application site. Construction is currently underway on both sites.

4. The Proposal

- 4.1. The application seeks to vary Condition 2 (approved plans); Condition 14 (details of walls, fences and gates); Condition 15 (details of cycle stores); Condition 22 (Ecological enhancement and mitigation); and Condition 23 (energy and sustainability statement) of planning permission Y/52/23/PL. Application Y/52/23/PL was for the following development:

"The erection of 170 residential dwellings with access and parking, the provision of open space, play space and ecology areas with associated vehicular and pedestrian access, attenuation ponds and landscaping and associated works."

- 4.2. The development was approved on appeal under reference APP/C3810/W/24/3343922 on 24th January following a hearing procedure.
- 4.3. The application seeks to vary Conditions 2, 14, 15, 22 and 23 through the substitution of drawings relating to site layout and housetypes (and other relevant information) to deliver the scheme as set out in the approved description of development.
- 4.4. The proposed layout for the development is shown in Figure 6 below. It broadly follows the layout principles established in the Appeal scheme for 170 units. The majority of the site's open space is located to the south, together with an attenuation basin and landscaping.



Figure 6 - Proposed Site Plan

Access and Parking

- 4.5. Vehicular access is taken from Bilsham Road to the north eastern corner of the site. This is the same access details as previously approved under the Appeal scheme Y/52/23/PL and the Hybrid Y/3/22/OUT. The access will be a priority junction with a bell-mouth entrance.
- 4.6. The main spine road which would be constructed to adoptable standard runs from the access from east to west. This will run through to the Neighbourhood Equipped Area for Play (NEAP) to the northwest of the site, where it will double back, providing access to the houses on the northern site boundary. The dwellings to the south of the main spine road would be accessed via secondary streets and shared streets which will help to create an attractive environment suitable for pedestrians.
- 4.7. The proposed development will include the provision for **427** residential car parking spaces to include 393 allocated parking spaces and 34 unallocated visitor parking spaces.

Density, Mix and Tenure

- 4.8. The application proposes 170 dwellings with the following quantum and mix of development as set out in Table 1 below:

Dwelling Size	Market Housing		Affordable Housing		Total	
	No of Units	% of Market Dwellings	No of Units	% of Affordable Dwellings	No of Units	% of total dwellings
1-Bed	5	4%	0	0%	5	3%
2-Bed	33	28%	32	63%	65	38%
3-Bed	67	56%	17	33%	84	49%
4-Bed	7	6%	2	4%	9	5%
5-Bed	7	6%	0	0	7	4%
Total	119	100%	51	100%	170	100%

- 4.9. The application proposes 51 affordable dwellings (30%), of which 34 (67%) would be affordable rent, 4 (8%) would be Shared ownership and 13 (25%) would be First Homes.
- 4.10. The density of development is 29 dwellings per hectare.

Design

- 4.11. The proposed development has been designed in accordance with the Arun Design Guide SPD (2024) and with reference to the Yapton Design Guide.
- 4.12. The proposed development will comprise a mix of detached, semi-detached and terraced two-storey housing.
- 4.13. The proposed materials and colour pallet throughout the site have been chosen to be in keeping with those commonly found in Yapton and the surrounding areas. A mix of facing materials is proposed across the site, including dark red multi brick, soft light red multi brick, buff multi brick, and brown multi brick. These would all be applied with a natural mortar finish to provide variation and subtle character differentiation.
- 4.14. Roof finishes comprise three tile types: burnt orange, peat brown, and slate grey, with tiles consistently applied to both main dwellings and garages to ensure coherence

- 4.15. The material palette will also be influenced by the proposed character areas: Park Avenue (to the north of the site) and Park View (the majority of the western edge and southern part of the site).
- 4.16. Park Avenue presents a rich palette of materials using light and dark red multi brick throughout the character area. Chalk render is utilised strategically to further diversify the street composition, alongside intermittent use of tile hanging and waney edge boarding.
- 4.17. Park View presents an equally diverse material palette, employing a more striking contrast between dark red/brown and buff multi brick. Chalk render is again utilised strategically to further diversify the street composition. Tile hanging and waney edge boarding is used throughout, as well as Tudor style timber feature details on select larger units.
- 4.18. There will be a clear hierarchy of streets with three distinct typologies of Main Street, Secondary Streets and Shared Streets.
- 4.19. Further details on the design approach of the site can be found in the Design and Access Statement (DAS).

Landscape and Drainage

- 4.20. The southern most quarter of the site is designated public open space. This will comprise ecology areas, wildflower meadows, pedestrian footpaths and equipped play space (Local Area of Play – LAP and Local Equipped are for Play – LEAP).
- 4.21. A central area of open space is proposed immediately west of the main access via Bilsham Road. This will include a children’s play area (LAP) with pedestrian links to the north-western corner of the site which comprises a larger equipped play space (Neighbourhood Equipped Area of Play (NEAP).
- 4.22. Trees will be planted where possible across the site as part of a comprehensive landscape scheme which includes new planting to the existing boundaries.
- 4.23. The proposed development includes a large attenuation basin to the south of the site and a small basin along the western boundary towards the north of the site.
- 4.24. A foul pumping station is located to the south west of the site adjacent to the attenuation basin.

Proposed Variation to Conditions

- 4.25. Condition 2 sets out the approved drawings for the BoKlok housing scheme granted consent under application Y/52/23/PL. This application seeks to vary the condition so that it refers to the site layout and house types as proposed by Barratt Redrow, following its purchase of the site from BoKlok.
- 4.26. The list of substituted plans is set out in the cover letter which supports this application.
- 4.27. Condition 14 refers to details of walls, fences and gates as identified in the BoKlok scheme. The proposed Section 73 seeks to amend the Condition so that it refers to the relevant Barratt Redrow drawing as follows:

*"Prior to the occupation of the dwellings hereby permitted, elevation details of the proposed walls, fences and gates identified on drawing reference **2138 1113 Rev B** shall be submitted to and approved in writing by the local planning authority. The walls, fences and gates shall be constructed prior to the occupation of the dwellings in accordance with the approved details."*

- 4.28. Condition 15 requires details of cycle storage as identified on the relevant BoKlok drawing. This Section 73 proposes to amend the Condition as follows:

*"Prior to the occupation of the dwellings hereby permitted, elevation details of the cycle storage identified on drawing reference **2138 115 Rev B** shall be submitted to and approved in writing by the local planning authority. The cycle storage shall be provided prior to the occupation of the dwellings in accordance with the approved details."*

- 4.29. Condition 22 requires the development to be undertaken in accordance with ecological mitigation measures as set out in the ecology report submitted with the BoKlok scheme.

- 4.30. This application is supported by a separate Ecological Impact Assessment to which the condition should reference. We therefore propose Condition 22 is varied to read as follows:

"The development hereby permitted shall be carried out in accordance with the ecological mitigation and enhancement measures specified at paragraph 5.4 of the Ecological Impact Assessment, reference 794-ENV-ECO-21633 V2 dated November 2025."

- 4.31. Condition 23 states development must take place in accordance with an energy and renewables statement submitted with the BoKlok scheme. We propose Condition 23 is amended as follows:

"The development hereby permitted shall be carried out in accordance with the energy efficiency and renewable energy measures specified within the Redrow Homes Sustainability Statement dated April 2025."

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate development and use the land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for planning permission shall be determined in accordance with the Development Plan, unless material consideration indicate otherwise.
- 5.1.2. In this case the Development Plan for the area, consists of the following:
- National Planning Policy Framework (2024);
 - Planning Practice Guidance;
 - The Arun Local Plan 2018; and
 - Yapton Neighbourhood Development Plan.
- 5.1.3. The section considers how the proposed application complies with relevant National and Local Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF, most recently amended in December 2024, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 5.2.2. The following extracts of the NPPF are considered most relevant in the determination of this application. The below are not explored in detail within this Statement but have been fully reviewed in preparation of this application:

Chapter 2 (Achieving Sustainable Development)

Chapter 5 (Delivering a Sufficient Supply of Homes)

Chapter 9 (Promoting Sustainable Transport)

Chapter 11 (Making Effective use of Land)

Chapter 12 (Achieving well-designed places)

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

Chapter 15 (Conserving and enhancing the natural environment)

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The PPG supplements the overarching objectives of the NPPF. The guidance provided by the PPG has been considered through the development of the application and the proposed plans are fully compliant.

5.4. Strategic Planning Policy – Arun Local Plan 2018

- 5.4.1. The Arun Local Plan 2018 sets out the strategic vision, objectives, policies and proposals for development within the District to 2030 and beyond. The following policies in the Local Plan are considered relevant to this application but are not explored in detail in this Statement:

Policy SD SP1 - Sustainable Development
Policy SD SP1a - Strategic Approach
Policy AH SP2 - Affordable Housing
Policy C SP1 - Countryside
Policy H SP1 - The Housing Requirement
Policy D SP1 - Design
Policy D DM1 - Aspects of Form and Design Quality
Policy D DM2 - Internal Space Standards
Policy ECC SP1 - Adapting to Climate Change
Policy ECC SP2 - Energy and Climate Change Mitigation
Policy T SP1 - Transport and Development
Policy T DM1 - Sustainable Travel and Public Rights of Way
Policy ENV SP1 - Natural Environment
Policy ENV DM3 - Biodiversity Opportunity Areas
Policy ENV DM5 - Development and Biodiversity
Policy W SP1 - Water
Policy W DM1 - Water Supply and Quality
Policy W DM2 - Flood Risk
Policy W DM3 - Sustainable Urban Drainage Systems
Policy QE SP1 - Quality of the Environment
Policy QE DM1 - Noise Pollution
Policy QE DM3 - Air Pollution

Yapton Neighbourhood Development Plan (YDNP)

- 5.4.2. The Yapton Neighbourhood Development Plan (YNDP) was adopted by Yapton Parish in 2014, to guide development in the village between 2014-2029.
- 5.4.3. The plan was reviewed and modified in 2023. The Yapton Plan 2 was 'Made' on 8th November 2023.
- 5.4.4. The following policies are considered most relevant to this application:
- Policy BB1 – Built-up Area Boundary
 - Policy H1 – Housing Requirement
 - Policy H2 – Dwellings Size
 - Policy H3 – Dwellings Appropriate for the Needs of Older People
 - Policy H4 – Quality and Design
 - Policy H5 – Energy Efficiency and Environmental Sustainability
 - Policy E3 – Protection of Natural Habitats
 - Policy E4 – Minimising the Environmental Impact of Development
 - Policy E5 – Enhancement of Biodiversity

Policy E6 – Green Infrastructure and Development

Policy E8 – Conservation Areas and Areas of Character

Policy E9 – Buildings or Structures of Character

Policy E11 – Minimising the impact of Flooding from Development

Policy PK1 – Parking Standards for New Residential Development

Policies Relevant to the Supply of Housing

5.4.5. The most recent Housing Delivery Test (HDT) results were published on 12th December 2024. In the three years to 2022-2023, Arun delivered 70% of its required number of homes (2,366 homes against its target of 3,360). The consequence of this is that the Presumption in Favour of Sustainable Development applies, in line with Paragraph 11(d) of the Framework.

5.4.6. Paragraph 11(d) of the NPPF states that

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. 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 particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

5.4.7. Footnote 8 of the NPPF goes onto clarify that:

"This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."

5.4.8. Arun District Council (ADC) is continually unable to demonstrate a five-year supply of housing land. It's most recent published Annual Monitoring Report (November 2025) states a figure of 3.23 years.

5.4.9. This means that even within areas with a Made Neighbourhood Plan, housing policies are considered to be out of date.

5.4.10. Arun has published the Housing Delivery Test Action Plan in response to ongoing housing delivery shortfalls. The first Plan was published in 2019 and was updated in July 2021 and November 2023. An Interim Housing Statement (February 2021) was also adopted in March 2021.

5.4.11. The Action Plan sets out several actions and opportunities around existing allocations and commitments but also invites applications from 'deliverable' HELAA (Housing and Economic Availability Assessment) sites and the application of Paragraph 11(d) until such time as housing land supply has recovered.

5.4.12. The Interim Housing Statement applies to sites outside but adjacent to settlement boundaries and sets out a RAG rating of deliverable supply. Deliverable is identified as not being dependent upon delivery of significant off-site infrastructure or subject to ownership issues, thus preventing delivery within 5 years. Whilst the focus is on sites of up to 50 dwellings,

it is noted that sites of up to 300 dwellings maybe considered deliverable if not hindered by infrastructure delivery issues.

5.5. Supplementary Planning Guidance

5.5.1. The following Supplementary Planning Documents (SPDs) have been prepared by the LPA to provide additional advice and guidance on specific planning issues within the district. They are non-statutory documents but are a material consideration that the council will consider when determining an application.

5.5.2. The following are considered relevant in the determination of the application but are not explored in detail within this Statement.

Arun District Design Guide SPD (January 2021)

Arun Parking Standards SPD (January 2020)

Arun District Public Open Space, Playing Pitches and Built Facilities (January 2020)

Accommodation for Older People and People with Disabilities

Interim Housing Statement (January 2021)

5.5.3. The Yapton Contextual Appraisal and Design Guide has also been referenced during the development of the application.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues which relate to the proposal are as follows:

- Principle of Development
- Housing Mix and Affordable Housing
- Heritage and Conservation
- Design, Form, Appearance and Layout
- Residential Amenity
- Noise
- Landscape Proposals
- Landscape and Visual Impact
- Open Space
- Archaeology
- Flood Risk and Drainage
- Ecology
- Trees
- Transport and Highways
- Contaminated Land
- Sustainability and Energy

6.2. Principle of Development

6.2.1. The application is made under Section 73 of the Planning Act to vary Conditions 2, 14, 15, 22 and 23 of the development approved under reference Y/52/23/PL which approved the following:

"Erection of 170 residential dwellings with access and parking, the provision of open space, play space and ecology areas with associated vehicular and pedestrian access, attenuation ponds and landscaping and associated works"

6.2.2. Permission has been granted for the above scheme and development can commence once relevant pre-commencement conditions have been discharged. The principle of the development is therefore established by the extant consent.

6.2.3. The original consent was obtained for BoKlok Homes. BoKlok has since sold the site to Barratt Redrow which intends to undertake the same development for 170 homes. This application under Section 73 of the Planning Act is required so that Barratt Redrow can deliver the approved scheme using its house types. Some minor alterations to the layout are also required to facilitate the development by Barratt Redrow.

6.2.4. A full planning application for the Barratt Redrow scheme was submitted in April 2025 and is yet to be determined. This Section 73 application proposes the same development as that included in the full application.

- 6.2.5. The matters relative to the determination of this application relate to the detailed aspects of the proposed scheme.

6.3. Housing Mix and Affordable Housing

- 6.3.1. The proposed development seeks to deliver high quality homes in the form of one, two, three, four and five-bedroom dwellings to meet projected future household needs for both market and affordable needs in the local area. The proposed mix of dwellings is as follows:

Dwelling Size	Market Housing		Affordable Housing		Total	
	No of Units	% of Market Dwellings	No of Units	% of Affordable Dwellings	No of Units	% of total dwellings
1-Bed	5	4%	0	0%	5	3%
2-Bed	33	28%	32	63%	65	38%
3-Bed	67	56%	17	33%	84	49%
4-Bed	7	6%	2	4%	9	5%
5-Bed	7	6%	0	0	7	4%
Total	119	100%	51	100%	170	100%

Table 1 - Proposed Housing Mix and Tenure

- 6.3.2. Policy H DM1 of the Arun Local Plan requires a mix of housing to meet local needs. It states that all housing development should provide a mix of dwelling types and sizes, and acknowledges that the final mix will be negotiated on a site-by-site basis, having regard to the most up to date Strategic Housing Market Assessment (SHMA).
- 6.3.3. The most up-to-date Arun Council Housing Assessment, the 'Updated Housing Needs Evidence' (September 2016) suggests the delivery of 2 and 3 bed units for market units and smaller affordable units should be prioritised. Table 29 of the Report identifies a suggested broad mix of market housing by size for the District (shown in Figure 7 below).

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate/Starter Homes	15-20%	50-55%	25-30%	0-5%
Affordable Rented	35-40%	35-40%	15-20%	5-10%

Figure 7 - Updated Housing Needs Evidence (Sept 2016); Suggested broad mix of housing by size and tenure

- 6.3.4. However, Policy H2 of Yapton Neighbourhood Plan 2 is the more recent policy. Conflicts between documents which form the Local Development Plan for an area should be resolved in favour of the more recent publication, as per section 38(5) of the Planning and Compulsory Purchase Act 2004.
- 6.3.5. Policy H2 of the Yapton Neighbourhood Development Plan 2 states: "developments of fifteen or more dwellings must provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:
- 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
- 6.3.6. The proposed mix (Table 2) broadly accords with the requirements of Policy H2 and will deliver much needed 2- and 3-bedroom family houses. The NP notes that there is a need "for a greater number of smaller dwellings at an affordable price" which is "required for first

time buyers and older residents wishing to downsize in Yapton." The proposed development accords with this requirement.

- 6.3.7. Further, it is material that H DM1 of the Arun Local Plan provides for the mix to be negotiated on a site-by-site basis and that it does not need to be in complete accordance with the latest SHMA.
- 6.3.8. The proposed development also includes five one-bedroom dwellings which is a betterment on the appeal scheme which did not include any single bed units.
- 6.3.9. There is an acknowledged need for homes to accommodate an older population. ADC has an agreed internal policy, 'Accommodation for Older People and People with Disabilities' (2020) which considers the delivery of housing accommodation to provide for an ageing generation. This is not adopted policy or a supplementary planning document but is considered to have some weight as a material planning consideration and is supported by references in ALP policies D DM1 & D DM2.
- 6.3.10. It sets out a requirement for 50% of proposed dwellings to meet Building Regulations standard M4(2), plus two additional units to be designed to M4(3) standard (Wheelchair Accessible), for every 50 units proposed thereafter. The proposed development meets this standard.
- 6.3.11. The proposal accords with Policy H DM1 of the Arun Local Plan by virtue of providing a site appropriate mix of dwellings (including those capable of accommodating an aging population) and Policy H2 of the Yapton Neighbourhood Plan.
- 6.3.12. Policy AH SP2 of the Arun Local Plan requires all developments of 11 residential dwellings of more to provide a minimum of 30% affordable housing. The proposed development will provide 51 affordable dwellings, equalling 30% in line with the required policy.
- 6.3.13. The Interim Affordable Housing Policy also requires a suggested tenure split of 67% affordable rented, 25% First Homes, and 8% Intermediate Housing. The proposed Affordable Housing Tenure for the development is set out in Table 2 below:

Tenure Type	Number of Dwellings	
	No.	%
Affordable Rent	34	67%
Shared Ownership	4	8%
First Homes	13	25%
Total	51	100%

Table 2 - Proposed Tenure Type and Split

- 6.3.14. The table demonstrates compliance with the required tenure split under Policy AH SP2.
- 6.3.15. The affordable dwellings would be pepper potted throughout the development and would be 'tenure blind' in terms of design so that they are indistinguishable from the market properties.
- 6.3.16. In summary, the scheme provides for an appropriately broad mix of units and tenures to meet local housing need, in particular the affordable need across Yapton, and is compliant with local planning policy.
- 6.3.17. It is further noted that during the course of the full application the Council's housing officer requested an adjustment to the ratio of 2- and 3-bedroom affordable dwellings. However, it is our position that the proposed mix accords with that approved in the appeal scheme reference APP/C3810/W/24/3343922. The Inspector notes in their report *"I consider that the*

scheme would be in an accessible location served by sustainable modes of transport, provide an appropriate mix of affordable homes to meet identified local needs (our emphasis)”. The appeal decision is a significant material consideration which demonstrates the mix of affordable units is appropriate and acceptable at the site.

- 6.3.18. The case officer for the full application accepted this position. We therefore consider the proposed mix is appropriate.

6.4. Heritage and Conservation

- 6.4.1. The application site contains no built heritage assets and nor is it located within a conservation area.

- 6.4.2. There are four Grade II listed buildings located within the hamlet of Bilsham to the south of the site. These are:

- Old Bilsham Farmhouse (Grade II, National Heritage List for England (NHLE) ref.1237749)
- The Chapel (Grade II, NHLE ref. 1222544)
- Bilsham Manor and Manor Cottage (Grade II, NHLE ref. 1274593)
- Hobbs Farmhouse (Grade II, NHLE ref. 1274594)

- 6.4.3. A Built Heritage Statement, prepared by RPS Consulting Services UK Ltd, is submitted in support of this application. The report details the significance of the above listed heritage assets and considers the impact of development at the site.

- 6.4.4. The statement notes that there would be minor visual changes to the settings of Old Bilsham Farmhouse, The Chapel and Bilsham Manor and Manor Cottage, these settings as a result of views into open space to be provided at the south of the Application Site, together with new landscaping works. These changes to the wider settings of the listed buildings would be neutral in effect and would not impact on the way in which the special interest of the properties is currently experienced and understood, meaning no harm would occur to their significance.

- 6.4.5. Minor visual changes would also arise from the proposed development to the wider setting of Hobbs Farmhouse, principally comprising views of new landscaping works. These changes would have a neutral impact upon the settings of the listed building and would not affect the way in which its significance is currently experienced and understood. As such, the special interest of the listed building would be preserved by the proposed development and no harm would occur to its significance.

- 6.4.6. The location of green open space to the southern area of the Application Site would provide a robust landscape buffer between new housing to the north and the proposed Bilsham Area of Character. As such, the heritage assessment notes that the proposed development would successfully maintain the rural and verdant surroundings of the proposed Area of Character, conserving an understanding of the historic hamlet and its local interest. No harm would occur to the significance of this proposed non designated heritage asset.

- 6.4.7. It is noted that the ADC Conservation Officer agreed with this assessment during determination of the hybrid application (Y/3/22/OUT) and the full application (Y/52/23/PL), confirming that the proposal would not result in harm to the settings of the nearby heritage assets or to their significance.

- 6.4.8. Further, the Planning Inspector’s decision when granting the 170 dwelling scheme states *“the settings and thus special interest and significance of the listed buildings would be preserved due to their distance from the development, changes in land levels and*

intervening vegetation. Accordingly, the proposal does not conflict with the expectations of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990."

- 6.4.9. The Report provided by RPS details the immediate and wider settings of the heritage assets which is found to consist of landscaped gardens, and rural agricultural fields, respectively.
- 6.4.10. The proposed layout for this application adopts a similar approach to both the previous approvals with built form concentrated to the centre and northern portions of the site with more open, landscaped greenspace to the south, reflecting the semi-rural edge of settlement character. This area will also be landscaped and planted.
- 6.4.11. The built form of the proposed application projects no further south than the appeal scheme where no harm was found to heritage assets.
- 6.4.12. The proposal would have no more impact on heritage assets than the approved appeal scheme. The proposal therefore accords with both the relevant development plan policies and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in that it does not directly affect any heritage assets and preserves the setting of the nearby Listed Buildings.

6.5. Design, Form, Appearance and Layout

- 6.5.1. Policy D SP1 of the Arun Local Plan outlines that development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- 6.5.2. The gross density of the development is 29 dwellings per hectare which is acceptable and in keeping with an edge of settlement development, with the inclusion of high quality open and communal spaces.
- 6.5.3. The Proposed Development has been informed by the Arun Design Guide (ADG) and Yapton Design Guide to ensure an appropriate layout is delivered in this location. Details of how the design accords with the ADG is provided in the Design and Access Statement (DAS) and compliance plan (drawing reference 2138-1117 Rev B).
- 6.5.4. We note that the layout submitted in support of this application, together with the Rev B compliance plan, reflects discussions with officers during the course of the full application relating to back to back and back to side distances across the site and the orientation of dwellings to the east of the site so that a strong frontage to Bilsham Road is maintained.
- 6.5.5. The development is designed to be in keeping with the character of the local area taking particular care to ensure that development is focussed on the central and northern portions of the site with the southern element retained as open space. The developed areas of the site will deliver a well-considered layout that makes the most efficient use of land whilst integrating with the new development which has recently been constructed to the north of the site. The open space to be provided at the southern portion of the site ensures an appropriate transition to the more rural character of Bilsham to the south.
- 6.5.6. The scale, form, height, massing, and proportions are compatible with existing buildings, building lines, roofscapes and skylines. The two storey, detached, semi-detached and terraced development is of form, scale, height and mass which is clearly in-keeping with the character of Yapton.
- 6.5.7. High quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance have been used. They feature a mix of red brick, charcoal and slate roof, providing for visual variation and interest within the development through the use of

materials found locally in Yapton and the wider area. Further information on the proposed materials is set out in the Design and Access Statement.

- 6.5.8. The siting, layout, density, orientation and landscape treatment of the scheme responds sympathetically to the characteristics of the site and its surroundings. The scheme is well considered in landscape and layout terms with retention of open spaces on the southern end of the site transitioning into the countryside beyond. Density is appropriate and the layout has fully considered the constraints posed by access and surrounding uses.
- 6.5.9. The development will also be defined by two character areas (Park Avenue and Park View) to provide visual interest through the site with the use of subtle variances in materials.
- 6.5.10. It is also noteworthy that the proposed development is of a more traditional design approach than the appeal scheme. It proposes two storey dwellings throughout (compared to the appeal scheme which included some three-storey elements) together with a materials pallet which is more reflective of the local area.
- 6.5.11. Further details are set out within the accompanying DAS and Landscape Plans. The proposal is compliant with locally adopted policy and acceptable in design terms.

6.6. Residential Amenity

- 6.6.1. Policy D DM1 of the Arun Local Plan requires there be minimal impact to users and occupiers of nearby property and land, while Policy QE SP1 requires development to contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity.
- 6.6.2. Further, the Arun Design Guide sets out the following guidance on interface distances between houses:
 - Back-to-Back: min. 21m between habitable rooms of properties or to existing buildings.
 - Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
 - Front to Front: min. 16m between habitable rooms of properties facing each other.
 - Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.
- 6.6.3. The proposed development meets these requirements. As noted earlier in this report, the layout reflects discussions with officers during the course of the full application relating to back to back and back to side distances across the site. Please refer to the Compliance Plan and DAS for further information.
- 6.6.4. ALP policy D DM2 states that internal spaces should be of an appropriate size in keeping with the Nationally Described Space Standards. All dwellings in the proposed scheme meet or exceed the required standards.
- 6.6.5. The layout has been assessed against the Design Guide standards and there are no significant shortfalls. All distances between existing dwellings on Bilsham Road to existing dwellings opposite meet or exceed the distance requirements. Further, given the two-storey nature of the development, the location to the west and the separation distances, there will be no loss of light to existing dwellings.
- 6.6.6. The new access and residential use of the site once constructed will result in an increase in activity along this part of Bilsham Road. It is noted that existing residents are already adjacent to a B-Road where traffic and activity is to be expected given it connects with the A259 some 1km to the south. The increase in activity levels resulting from the proposed

development will contribute to a small change in character but will not to an extent which would be detrimental to the amenities of existing residents.

- 6.6.7. It was accepted in both the committee report for application Y/52/23/PL and the subsequent appeal that the development of the site for 170 homes would not result in an adverse impact on residential amenity for existing neighbouring properties.
- 6.6.8. The proposed development fully accords with local and national planning policy as well as the requirements set out in the Arun Design Guide Supplementary Planning Document.

6.7. Noise

- 6.7.1. In both previous planning permissions at the site, it was demonstrated that the main noise source would relate to road traffic from Bilsham Road to the east of the site. It was concluded that the level of noise was not significant and could be mitigate by appropriate design, secured by an appropriate condition.
- 6.7.2. On this basis, noise levels are acceptable and in accordance with relevant local and national policy

6.8. Landscape Proposals

- 6.8.1. A key benefit of the scheme is the high-quality landscape proposals including the significant amount of public open space, along with tree, wildflower meadow and ecology scrub planting.
- 6.8.2. All trees along the boundaries of the site are to be retained and additional planting of trees and hedgerows is proposed along the southern and eastern boundary, assisting in screening the proposed development from the hamlet of Bilsham to the south, whilst protecting and enhancing the character of the area.
- 6.8.3. Open space is located centrally within the site to form a feature upon arrival. This area also includes a Local Area for Play (LAP).
- 6.8.4. The landscape proposal to the southern end of the site follows the indicative layout of the previous approval (Y/52/23/PL) with public open space proposed, along with a LAP, woodland and tree planting, creating a visually attractive buffer that will soften and screen the development in views from the south and east.
- 6.8.5. The attenuation basin to the south of the site (and the smaller basin to the north west) have been designed as attractive visual features which will also provide ecological enhancement.
- 6.8.6. The proposal is a well-considered scheme in landscape terms which complies with relevant local and national policy.

6.9. Landscape and Visual Impact

- 6.9.1. ALP policies D SP1 and D DM1 require development to make the best possible use of land by reflecting or improving on the character of the site/surrounding area. Policy LAN DM1 states development should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 6.9.2. YNDP policy H1 refers to encouraging small-scale residential developments that are sympathetic to their surroundings and providing well-designed dwellings that are sympathetic to the character of the village.

- 6.9.3. YNDP2 policy H4 encourages high quality & sympathetic design, appropriate density, and sufficient outdoor space, with reference to the Yapton Contextual Appraisal and Design Guide 2020.
- 6.9.4. A Landscape and Visual Impact Assessment has been submitted alongside this application which considers the impact of the development on the surrounding area. It notes that "The majority of existing vegetation to the Application Site boundaries would be retained and enhanced as an integral part of the Proposed Development." Further, it states that "the landscape mitigation minimises potential landscape and visual impacts and helps to enhance the Application Site's existing landscape features and character."
- 6.9.5. The LVIA concludes "The landscape proposals will help to minimise the visual effects of the proposed development, including in views from existing public rights of way. The key characteristic features, including mature trees and hedgerows within and on the boundaries of the site, will be retained. The greenfield nature of the southern field will be retained, enhancing the landscape character of the area."
- 6.9.6. The proposed mitigation measures strengthen the boundary vegetation and strategic landscape planting within the site which will assist in reinforcing visual screening of the development from surrounding sites and views from publicly accessible vantage points.
- 6.9.7. The proposed scheme is considered acceptable in landscape and visual terms.

6.10. Open Space

- 6.10.1. Policy OSR DM1 of the Arun Local Plan requires housing developments provide sufficient public open space, playing pitch provision and indoor sport & leisure provision. In addition, policy HWB SP1 seeks to ensure that new development is designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities.
- 6.10.2. Arun Council's Open Space and Play calculator sets out an overall requirement of 11,968m² of Public Open Space (1.19ha) including 2,057m² of play space based on the development of 170 dwellings.
- 6.10.3. The proposed development seeks to provide approx. 21,162m² of Public Open Space, exceeding the SPD requirements by almost 2 times the required amount and covering approx. 21% of the total site area. The attenuation basins of a total area of 4,938m² provide further open space not included within these calculations.
- 6.10.4. Approx. 2,345m² of the Public Open Space will be play space, comprising a NEAP, a LEAP and two LAPs for the immediate development and the wider community of Yapton.
- 6.10.5. Based on the above, the proposal is considered to comply and exceed Local Plan Policies and the Open Space SPD.

6.11. Archaeology

- 6.11.1. Policy HER DM6 of the Arun Local Plan states where a site on which development is proposed has the potential to include heritage assets with archaeological interest, permission will only be granted where it can be demonstrated development will not be harmful to the archaeological interest of the site. The policy requires a desk based archaeological assessment be submitted.
- 6.11.2. Archaeological work including a strip, map and record excavation (following an approved Written Scheme of Investigation) has been undertaken at the site following the grant of the previous planning application. A report of the work and its findings prepared by Development Archaeology Services LTD is submitted in support of this application.

- 6.11.3. Finds included worked flints, historical agricultural features of interest commensurate with a former farmstead site and Romano / British pottery dating from the 1st and 2nd centuries A.D. The report states that "this assemblage was considered to be a typically domestic one for the Sussex Coastal Plain dating from the mid/late 1st century to the mid/late 2nd centuries AD."
- 6.11.4. The report concludes that "the various archaeological features excavated comprised the remains of an agricultural field system and of the various finds that were recovered from them would suggest that this excavation area comprised part of a former working farmstead site of mid-1st-late 2nd century AD date and particularly confirmed the results of the Stage 1 geophysical survey and of the Phase 2 archaeological evaluation, where the latter had focussed on this excavation area."
- 6.11.5. Work to understand the archaeology of the site is therefore complete and no further action is necessary.

6.12. Flood Risk and Drainage

- 6.12.1. The site is predominantly in Flood Zone 1, which is considered at low risk of flooding. The western end of the site is bounded by the Ryebank Rife, which is within Flood Zones 2/3 and the extent of this will increase in the future.
- 6.12.2. Policy W DM2 of the Arun District Council Local Plan refers to the sequential and exceptions tests, need for a Flood Risk Assessment (FRA) and mitigation. Policy ECC SP1 states development must be located & appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding. Government guidance requires the submission of a sequential site assessment where a site is at substantial risk of current or future flooding. YNDP2 Policy E11 requires developments be designed and constructed to minimise the overall level of flood risk in the parish and provide surface water drainage.
- 6.12.3. The application is supported by a Flood Risk Assessment and Drainage Strategy prepared by Odyssey, which advises the built form development has been located in an area which is at the lowest risk of flooding from any source and that the drainage strategy will not increase flood risk on or off the site for the lifetime of the development.
- 6.12.4. The FRA and Drainage Strategy states:

"Surface water generated by the development would be attenuated on site within permeable paving, cellular storage tanks, and detention basins, and discharged to the watercourse along the western site boundary. The total discharge rate would be restricted to Q_{bar} for events up to and including the design storm, based on the proposed developable area. The proposed SuDS have been designed to accommodate a 1 in 100 year storm plus 45% to account for climate change."
- 6.12.5. In addition to the proposed drainage strategy of attenuation basins and permeable paving, the proposal includes the provision of eco-swales as a sustainable urban drainage system (SUDS). The Eco-swales do not form part of the drainage calculations, however provide an additional benefit to the scheme through the provision of enhanced ecology and amenity space, and additional drainage benefits.
- 6.12.6. It is material that the extent of Flood Zone 2 and 3 extends at most up to 1m from the edge of the Rife. The proposal has been appropriately designed so that no built development is located within this buffer zone, comprising solely landscaping in this area with an 8m buffer.
- 6.12.7. Surface water flooding is limited to the line of the Rife and, to a larger extent, in the very southwestern corner of the site. This area is to be landscaped open space meaning there

will be no harm to the safety of future occupiers. The attenuation basin has been positioned away from this area of flooding.

- 6.12.8. The accompanying Drainage Strategy and Flood Risk Assessment identifies that the proposed development is in accordance with the NPPF and local planning policy and would be acceptable in terms of flood risk and drainage.

6.13. Ecology

- 6.13.1. Policy ENV DM5 of the Arun Local Plan states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. YNDP2 policy E3 seeks to prevent loss of natural habitat except where mitigation measures ensure the integrity of the habitat or where the habitat is relocated to a site within 500m of the existing. YNDP2 policy E5 sets out a requirement for biodiversity net gain.
- 6.13.2. A comprehensive suite of ecological information supported the previous applications at the site including the appeal scheme. The previous work confirmed that there was no evidence of badger or Hazel dormouse at the site and no suitable habitat for Great Crested Newts (GCN) within the site boundary or in a 500m radius.
- 6.13.3. Further, Bat surveys confirmed a low amount of activity with only common species recorded at the site. Reptile surveys noted a low population of slow worm (maximum count of four). The site was considered of negligible ecological value, with the recorded species assessed as of site value only.
- 6.13.4. This application is accompanied by a Preliminary Ecological Appraisal (PEA) prepared by RPS which reviews the ecological conditions of the site and assesses the predicted impacts of the proposed scheme.
- 6.13.5. The findings of the RPS PEA are similar to those of the previous reports (which are appended to the RPS document for information). Further survey effort with regards reptiles and bats will be undertaken to ensure ecological information is up to date. eDNA surveys will also be undertaken in nearby waterbodies.
- 6.13.6. The previous approvals identified that the most important wildlife habitats at the existing site are located to the boundaries (trees, hedges, and wet ditches). These areas are to be retained and enhanced throughout the whole of the application area with substantial planting, implementation of bird/bat boxes, enhanced landscaping, eco swales and ecology zones.
- 6.13.7. The Ecological Assessment outlines that the proposed development, by virtue of the landscape-led design and ecological enhancements, resulting in 'the creation of new habitats around the site, providing biodiverse rich areas', will result in a Biodiversity Net Gain meeting or exceeding the 10% statutory requirement.
- 6.13.8. It is for these reasons that the proposal is considered to comply with Local Plan Policy ENV DM5, and YNDP2 Policies E3 and Policy E5, and is entirely acceptable in biodiversity and ecology terms, vastly exceeding local and national requirements.

6.14. Trees

- 6.14.1. Policy ENV DM4 of the Arun Local Plan states TPO protected trees, Ancient Woodland, those in a Conservation Area or which contribute to local amenity, are not damaged or felled unless the development meets certain criteria. YNDP2 Policy E4 states development sites should retain well-established features of the landscape, including mature trees and species-rich hedgerows. Further, it requires that native tree species be used in new planting.

- 6.14.2. The application proposes the retention of all existing trees, with significant tree planting to provide enhanced arboricultural and ecological benefits. This would supplement the retained trees on site and contribute to the visual amenity of the development, providing additional screening buffers to the east and south of the site.
- 6.14.3. The Arboricultural Strategy is reflected within the Landscape Masterplan, and details tree lined streets as well as enhanced planting to the south of the site with a variety of proposed specimen trees dotted throughout the open space, to provide character to the area.
- 6.14.4. A survey of the existing trees has been undertaken and the report concludes that through sensitive design the proposed development limits its arboricultural effect with no RPA being impacted by the proposed development.
- 6.14.5. It is for these reasons that the proposal is considered to comply with NPPF (Paragraph 131), Local Plan Policy ENV DM4, and YNDP Policy E4.

6.15. Transport and Highways

- 6.15.1. ALP Policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport. Schemes should accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, be accessed by high quality public transport facilities, create safe and secure layouts for traffic, cyclists and pedestrians and provide appropriate levels of parking. Policy T DM1 requires new development be located within easy access of established non-car transport modes/routes.
- 6.15.2. The application proposes access from Bilsham Road. This would be some 6m wide with visibility splays of 2.4m by 73m in both directions. The access is the same as that approved in both the previous permissions. It is acknowledged that WSCC Highways did not object or raise concerns to the proposed access in either application. The site access leads to the internal spine road where the carriageway narrows slightly to 5.5m wide. This road would be offered for adoption. The spine road has a 2.0m footway on the north / east side and a 4.0m verge and 2.0m footway on the south / west side.
- 6.15.3. A footway is proposed north of the site which would connect both to the northbound bus stop and the footway proposed as part of application Y/91/17/OUT. This is as per the design approved with the previous full planning application (Y/52/23/PL). A footway and drop kerb crossing is proposed to the south of the site which would allow for safe pedestrian access across Bilsham Road.
- 6.15.4. The footway improvements on Bilsham Road are supported by Arun Local Plan Policies T SP1 & T DM1 which require development to reduce the need to travel by car and give priority to pedestrian and cycle movements.
- 6.15.5. Car parking has been provided with reference to the Yapton NDP2 standards. The development proposes 393 allocated car parking spaces (provided on driveways, parking courts and within garages) and 34 unallocated. This is a total of 427 spaces against a requirement of 357. This will ensure parking demand is kept within the site and does not overspill to adjoining roads.
- 6.15.6. Electric vehicle charging points would be provided at each dwelling. Cycle parking spaces are provided in accordance with West Sussex County Council standards
- 6.15.7. The application is supported by a Transport Assessment prepared by Odyssey which considers the impact of the development on the local road network and key highways junctions in the local area. The report demonstrates that the impact on the highway network would not be 'severe' and therefore would be in accordance with local and national policy.

6.15.8. Please refer to the Transport Assessment and Travel Plan for further information.

6.16. Contaminated Land

- 6.16.1. ALP Policy QE DM4 states development will be permitted on land that is contaminated as long as remediation is provided.
- 6.16.2. A Phase I Desk Study, Site Reconnaissance & Phase II Site Investigation Report, prepared by LEAP Environmental, is submitted in support of this application. This report also supported the previous approval for 170 dwellings.
- 6.16.3. There have been no material changes to site conditions in the time since this document was prepared and the submission of this application meaning its conclusions remain robust.
- 6.16.4. The submitted report details remediation requirements for the proposed development. On this basis, the proposal is policy compliant with regards to contaminated land.

6.17. Sustainability and Energy

- 6.17.1. Arun Local Plan (ALP) policy SD SP1 'Sustainable Development' states the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Paragraph 8 of the NPPF states that to achieve sustainable development; economic, social, and environmental gains should be sought jointly and simultaneously through the planning system.
- 6.17.2. The development will promote energy-efficient construction and responsible use of resources, supporting both local and national sustainability objectives.
- 6.17.3. Water conservation measures such as low-flush WCs and flow-restricted taps and showers will be used throughout the development. Effective and energy-efficient white goods will be used in all dwellings in addition to low-energy lighting and air source heat pumps provided in all dwellings
- 6.17.4. Energy-efficient construction methods will be employed (complying with Part L of the Building Regulations) with the use of responsibly sourced and sustainable materials.
- 6.17.5. Dwellings are orientated to ensure natural daylighting and solar gain is maximised.

7. Conclusion

- 7.1. This Planning, Heritage and Affordable Housing Statement has been produced on behalf of our clients, Redrow Homes Ltd in support of a Full Planning Application for the development of Land to the West of Bilsham Road, Yapton. The development description for the proposal reads:
- 7.2. Full Planning Application for the erection of 170 residential dwellings (30% affordable), parking spaces, internal site roads, public open space, children's play space, pumping station, surface water drainage features, landscaping and associated works.
- 7.3. The Council is currently unable to demonstrate a five year housing land supply position and is failing its Housing Delivery Test, delivering only 70% of the required number of homes over the last relevant three year period.
- 7.4. The application therefore falls to be determined under the presumption in favour of sustainable development set out under Paragraph 11 of the Framework. An overall assessment of the scheme's impacts and benefits has been set out within this Statement however it is clear that there are significant social and economic benefits of the proposals with no adverse impacts that would significantly and demonstrably outweigh benefits. A summary of the benefits include:
- Provision of 170 new dwellings, located in a sustainable location assisting significantly with delivery of houses across Arun District.
- 30% affordable housing provision, including 67% affordable rent, 8% shared ownership and 25% First Homes.
- Provision of public open space.
- New community natural play areas and meeting areas.
- Biodiversity Net Gain exceeding 10%
- New trees planted across the site.
- Community Infrastructure Levy contribution to improve infrastructure locally.
- 7.5. A key material consideration is the approved scheme under reference Y/52/23/PL for the construction of 170 dwellings which this application proposes to vary. The approval of Y/52/23/PL establishes the principle of development at the site.
- 7.6. This statement has demonstrated that the proposal is acceptable in planning terms and we respectfully request that this application under Section 73 of the Planning Act is granted.

