

Planning Department  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

12 November 2018  
Ref: BD/Let/P1401i

Dear Sir / Madam

**Land North of Yapton C of E Primary School, North End Road, BN18 0DU**

**Outline planning application for the erection of 38 dwellings with all matters reserved except access.**

This letter has been prepared on behalf of our clients, Pibworth Holdings Limited, in support of an outline planning application for 38 dwellings with all matters reserved except access.

An outline application (Y/93/14/OUT) was previously approved on the site for 38 dwellings together with means of access off North End Road on 5 August 2015 but this permission has now expired as details pursuant to layout, scale, appearance and landscaping were not submitted within 3 years of the date of this permission.

This new outline application proposes a very similar development to the previously approved scheme other than a couple of minor amendments intended to improve the overall scheme.

This application should be considered in full with regards to the following documents/drawings submitted in support of this application:

- **Planning Application Forms**
- **Plans and Drawings**
- **Design & Access Statement**
- **Covering letter**
- **Transport Note**

**Directors**

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- **Preliminary Ecological Appraisal**
- **Flood Risk Assessment and Drainage Statement**

### **The Site**

The application site is approximately 1.635 ha in size and is located immediately north of Yapton C of E Primary School on the west side of North End Road. It currently comprises an open paddock lying between the school to the south and the residential properties of The Steddles and Clay Farm to the north.

Opposite the site, on the eastern side of North End Road, is Orchard Business Park.

The site is within a sustainable location, only 350m north of Yew Tree Surgery and 800m from the main village shops. The site is approximately 475m from the nearest bus route and around 3km from Barnham Station to the west and Ford Station to the east, both of which provide direct services to London, Brighton and Portsmouth Harbour.

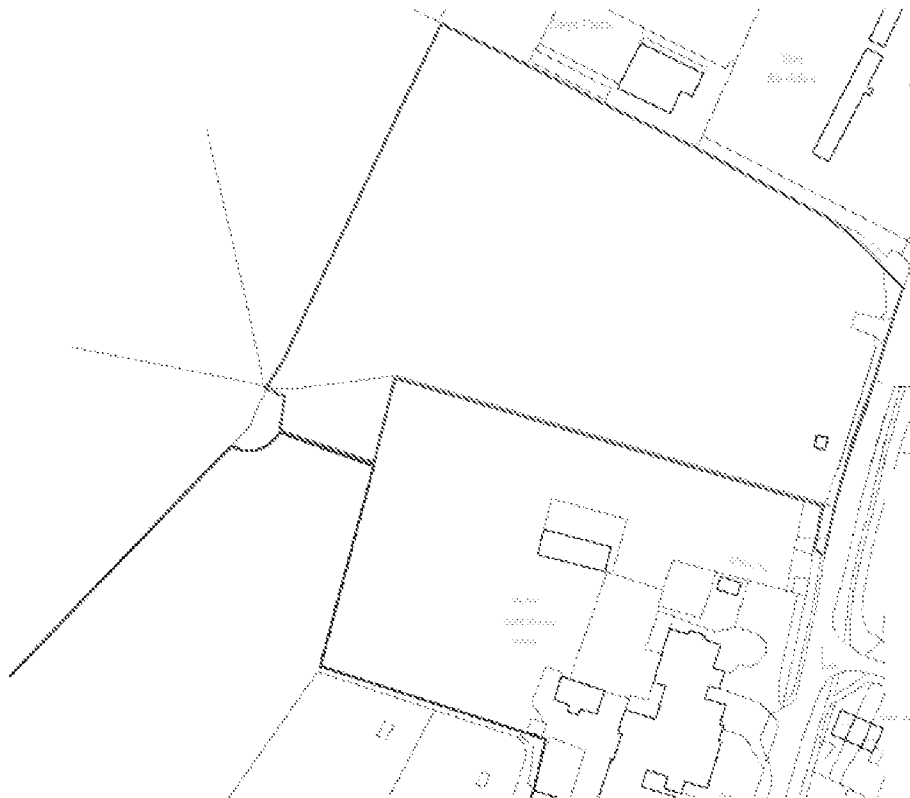


Figure 1: Site Location

## Planning History

The most relevant planning application pertaining to this site is the Outline consent Y/93/14/OUT, approved 5 August 2015, for the following development:

*'Outline application for the erection of 38 dwellings to comprise 6 No.4-bed houses, 20 No. 3-bed houses, 10 No. 2-bed houses and 2 No. 1 –bed houses with a garage and parking space, together with the means of access off North End Road.'*

This outline consent established the principle of development on the site but has since expired. The new outline planning application proposes an almost identical scheme to that previously approved but with a few minor amendments to improve the overall layout and consolidate the public open space into one location.

## The Proposal

This application proposes 38 new dwellings, incorporating 30% affordable housing, in the form of detached, link-detached and semi-detached houses.

The housing mix is indicative but currently proposes the following:

### Open Market

6no. 2-bedroom houses  
15 no. 3-bedroom houses  
6no. 4-bedroom houses

### Affordable

2no. 1-bedroom houses  
4no. 2-bedroom houses  
5 no. 3-bedroom houses

The overall housing mix is identical to the previously approved outline scheme Y/93/14/OUT.

Access to the site is achieved via North End Road and would also serve the proposed development of 70 dwellings at land at Stakers Farm to the south (planning application ref: Y/44/17/OUT) which would be accessed via the application site.

The indicative site layout proposes 96 car parking spaces as well as 2 cycle spaces per dwelling.

2,350sqm of public open space is provided on the southern side of the site.

The proposal also incorporates appropriate landscaping including a 5 metre landscaped buffer on the western boundary.

## Policy Overview

A key role of the planning system is to regulate the development and use of 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, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Development Plan comprises the Arun Local Plan (2018). The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and Supplementary Planning Guidance are material considerations.

This section considers how the proposed development complies with both National and Local Planning Policy.

### *National Planning Policy Framework (NPPF)*

The NPPF was adopted in 2012 with a revised version published in July 2018. At its heart is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (**paragraph 11**). There are three dimensions to sustainable development: *social, economic and environmental* as identified at **paragraph 8**.

**Paragraph 68** states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

**Section 9** promotes sustainable transport and sets out how this can be delivered through the planning system. **Paragraph 103** states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

The proposed development site is considered to be within a sustainable location.

**Section 12** of the NPPF is concerned about development ‘*achieving well-designed places*’ and under **paragraph 127** it states that ‘*planning policies and decisions should ensure that developments:*

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Overall, it is concluded that the proposals comply fully with the policy objectives of the National Planning Policy Framework.

#### **National Planning Practice Guidance (NPPG)**

The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the production of this application and the proposed development is considered to be fully compliant with it.

#### **Arun Local Plan 2018**

The recently adopted Arun Local Plan 2018 sets out the strategic vision, objectives, policies and proposals for development in the LPA to 2031 and beyond. The following policies in the Local Plan are considered relevant to this application:

**Policy SD SP1 – Sustainable Development** states that *'when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development'*.

**Policy H SP1 The Housing Requirement** states that at least 20,000 new homes will be accommodated in the District over the plan period (2011-2031).

**Policy AH SP2 Affordable Housing** states that *'for all developments of 11 residential units or more the Council will require a minimum of 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.'*

**Policy D SP1 – Design** states that *‘All development proposals should seek 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...’*. This policy is further supported by **Policy D DM1 Aspects of Form and Design Quality**.

This outline application is supported by a Design and Access Statement and the layout, although indicative at this stage, seeks to reflect the characteristics of the site and the surrounding area.

#### *Yapton Neighbourhood Plan 2014-2029*

The application site has been allocated in the Yapton Neighbourhood Plan and is subject to policy **SA1: Land north of Yapton CE Primary School** which reads as follows:

‘Planning permission will be granted for residential development on 1.06 hectares of land to the north of Yapton Primary School subject to the following criteria:

- the provision of a range of house types and in accordance with Policy H2 and Policy H3 of this Plan; and
- the provision of publicly accessible green space within the site; and
- the introduction of landscaping on both the western boundary of the site and along the eastern boundary of the site fronting onto North End Road; and
- the provision of appropriate vehicle access into the site from North End Road which incorporates pedestrian access along the eastern edge of the site, and a drop-off area for cars bringing children to and from Yapton CE Primary School; and
- the retention of public footpath (329) running through the southern part of the site and its incorporation into the layout of the site; and
- the retention of the public footpath (326) running diagonally through the site or its diversion within the site and the incorporation of the eventual route into the layout of the site.

The proposed development generally complies with this policy although it does not provide a drop off area for cars bringing children to and from Yapton CE Primary School. This is not considered a significant issue however given that the previously approved outline application also did not accommodate a drop off area and such an area is not favoured by either the school or West Sussex County Council.

#### **Planning Appraisal**

The principal issues in relation to this proposal are as follows:

- **Principle of Development**
- **Site Layout and Design**
- **Affordable Housing Statement**
- **Residential Amenity**
- **Transport and Highways**
- **Flood Risk and Drainage**

- **Ecology & Arboriculture**
- **Landscaping**

#### *Principle of Development*

Outline planning permission has already been granted for 38 new dwellings on this site (Y/93/14/OUT) and the new application for outline permission is very similar to the previously approved scheme with the same number of dwellings and the same indicative housing mix.

The site is located within the Built Up Area Boundary. Additionally, it has been allocated for 35 dwellings in the Yapton Neighbourhood Plan. It is therefore considered that the principle of development on the site has been clearly established.

#### *Site Layout and Design*

Whilst this application seeks outline planning permission, an indicative layout has been submitted as part of the application.

This layout is similar to the previously approved outline application but has been amended slightly to consolidate the open space on the site into one location on the southern side. This improves the usability of the open space without compromising the layout of the development.

The proposed layout retains the existing public footpath no.329 along the southern boundary of the site and diverts public footpath no.326 through the site.

The proposal incorporates a 5m landscaped buffer to the western boundary to soften the western edge of the development.

#### *Affordable Housing Statement*

This application proposes the development of 38 dwellings and, in line with Policy AH SP2: Affordable Housing, 30% of these units will be affordable. The tenure mix will be agreed with the Council through a S106 agreement.

#### *Residential Amenity*

It is not considered that there are any residential amenity issues arising from the application. Although there are houses to the north of the site, the relationship to these will be flank to flank and conditions can be applied at the reserved matters stage to prevent overlooking from secondary windows.

#### *Transport and Highways*

Access to the site is proposed via North End Road as per the previously approved planning application (Y/93/14/OUT). This access would also serve the proposed development of 70 new homes at Land at Stakers Farm to the south, the planning application for which (ref: Y/44/17/OUT) is currently being determined by Arun District Council.

A Technical Note has been produced by GTA Civils in support of this outline application, referencing the Transport Statement by RGP that accompanied the previously approved outline application on the site (Y/93/14/OUT), as well as the Transport Statement by GTA Civils accompanying the pending planning application at Land at Stakers Farm, Yapton.

The Technical Note concludes the following:

- the contents of the previous RGP report for the application site and the GTA Civils Report for land at Stakers Farm remain valid;
- the access and transport impact of the proposed development remains acceptable and plenty of junction capacity exists at the proposed site access;
- Highways England and West Sussex County Council's highway impact concerns were resolved regarding the pending Stakers Farm planning application; their comments also take account of the cumulative impact on the highway network of the total 108 dwellings (38 dwellings on the application site and 70 dwelling at Land at Stakers Farm).

The indicative layout proposes 96 car parking spaces as well as 2 cycle spaces per dwelling.

### *Flood Risk and Drainage*

The site is within flood zone 1 and therefore has a low probability of flooding from tidal and fluvial sources. A Flood Risk Assessment and Drainage Report has been produced to accompany this planning application and sets out how surface water and foul water will be disposed of.

### *Ecology and Arboriculture*

A Preliminary Ecological Appraisal (PEA) has been produced to accompany this planning application. The PEA does not identify any ecological issues that would prevent development coming forward on the site and therefore no Protected Species Surveys are required.

The report identifies a number of mitigation measures including bat boxes, sensitive lighting and the retention and enhancement of existing site boundaries. Additionally, it recommends a number of precautionary measures including a fingertip search of any Greater Crested Newt habitat prior to habitat removal, and for habitat clearance works to be undertaken outside the main nesting bird season or, if that is not possible, for any habitat clearance to be inspected by an ecologist prior to works taking place.

Having regard to arboriculture, the existing trees on the site are all located on the periphery and, as a result, the proposed development would not result in the loss of any these trees.

### Landscaping

A Landscape and Visual Impact Assessment (LVIA) was produced in October 2014 to support the previously approved outline application (Y/93/14/OUT) and it is considered that the conclusions of that report are directly relevant to this planning application.

The site is located in the 'Chichester to Yapton Coastal Plain' Landscape Character Area (LCA) as identified in 'A Strategy for the West Sussex Landscape' (2005). The LVIA concludes that the site would have almost no impact on the LCA's key characteristics or key sensitivities. With the retention of the majority of structural planting to the site's perimeter for softening and screening of views into the site, the proposals would be readily assimilated into the landscape character of the wider area.

### Conclusions

The proposed development is for 38 dwellings on a sustainable site within the Built Up Area Boundary, in close proximity to services and facilities in Yapton. The land is currently available and suitable for development and has been allocated for residential development in the Yapton Neighbourhood Plan. Additionally, outline planning permission for 38 dwellings on the site was granted in 2015 but this consent has since expired.

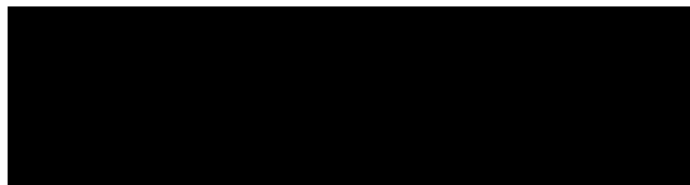
The studies and assessments carried out on the site confirm that there are no physical or environmental constraints that would prevent residential development coming forward. Access will be secured from North End Road.

The scheme would comply with national and local planning policy and would have significant economic, social and environmental benefits.

The Council is therefore respectfully requested to grant planning permission for this outline planning application.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely  
ECE Planning



Chris Barker MATP MRTPI  
**Managing Director**

