

**David Easton**  
**Arun District Council**  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

Thames Valley  
Suite A,  
2 Weybridge Business Park  
Architecture Road

13<sup>th</sup> December 2017

Our Ref: 32659  
Ref: PP-06562391

Dear David,

**Proposal: Outline application for up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure on land at Bilsham Road, Yapton.**

On behalf of our client Gleeson Strategic Land ("the Applicant") please find enclosed an outline planning application for:

*"Development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure" ("the Proposed Development")*

at;

*Land at Bilsham Road, Yapton ("the Site").*

**Content of the Application**

This outline application is submitted with all matters reserved other than principal means of access to the highway. The plans and reports which are submitted for approval are as follows;

- i. Planning Application Form (including ownership certificates);
- ii. Site Location Plan (Ref: 1244G.01)
- iii. Parameter Plan (Ref: 1244G.02)
- iv. Proposed Access (Drawing number. B2132 14-111/003 Rev B)

This outline application should be read in conjunction with a range of supporting technical documents and material consisting of;

London

Birmingham

Manchester

Thames Valley

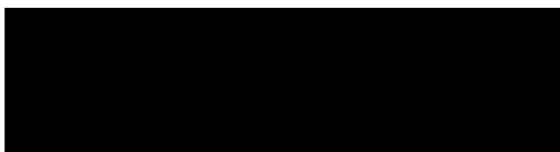
- i. Planning Statement (including Affordable Housing Statement) (December 2017)
- ii. Planning Application Checklist
- iii. Design and Access Statement (12<sup>th</sup> December 2017)
- iv. Statement of Community Involvement (December 2017)
- v. Arboricultural Impact Assessment (30<sup>th</sup> November 2017)
- vi. Arboricultural Survey (16<sup>th</sup> November 2017)
- vii. Archaeological and Built Heritage Desk-based Assessment (July 2016)
- viii. Preliminary Ecological Assessment (November 2015)
- ix. Bat Survey (October 2016)
- x. Bird Survey (July 2016)
- xi. Reptile Survey (June 2016)
- xii. Ecology check list
- xiii. Phase 1 Geo-Environmental Desk Study (Ref: BRD2693-OR1-C)
- xiv. Transport Assessment (December 2017)
- xv. Residential Travel Plan (December 2017)
- xvi. Flood Risk Assessment and Drainage Strategy (December 2017)
- xvii. Landscape and Visual Appraisal (December 2017)
- xviii. Agricultural Land Classification (June 2017)
- xix. Illustrative Detailed Masterplan (Drawing no. 1244G.03)
- xx. Strategic Allocation SD7 Illustrative Masterplan (Drawing no. 1244.04)
- xxi. Education Requirement Analysis (December 2017)

A cheque with the application fee of £19,992.00 shall follow under a separate cover. Attached to this cover letter is a Planning Application Summary.

We look forward to receiving confirmation of receipt and trust you have everything you require to validate the application in due course.

If you have any questions please do not hesitate to contact myself or my colleague Kathryn Griffiths.

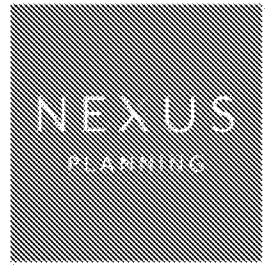
Yours sincerely,



**Zoe Knott**

Senior Planner





## Planning Application Summary

### **The Site**

The Site comprises approximately 11.6 hectares and is located on the southern side of the settlement of Yapton, adjacent to the existing settlement boundary. It comprises three large agricultural fields with mature hedgerows and trees dividing the individual field boundaries. The Site is predominantly flat with an 'L' shape section extending west from Bilsham Road, and a larger more regularly-shaped parcel located to the south of Tack Lee Road.

Existing residential development borders the Site to the north and east. There is an existing agricultural access to the Site from Bilsham Road.

There are no listed buildings within the Site although there are some Grade II listed buildings within the existing Yapton urban area, to the north of the Site.

The significant majority of the Site is located within Flood Zone 1 i.e. the lowest risk of flooding. A small part is located in Flood Zone 2 although as set out elsewhere in the application documentation, no housing is proposed within the floodplain.

The Site forms part of the wider emerging Yapton SD7 allocation, which extends west to Drove Lane (see the Planning Statement for further information).

### **Background to Planning Application**

Recognising the chronically low housing land supply position in the District, the Council's Local Plan Sub Committee (December 2016) agreed to adopt a strategy to seek to address this as best it could in the short term. Part of this strategy included an agreement to invite planning applications immediately on identified HELAA sites, as well as possible first phases on sites included in the emerging Local Plan as strategic site allocations. The submission of this application accords with this strategy.

## **The Proposal**

The Proposed Development seeks outline planning permission for the delivery of up to 250 dwellings. All matters are reserved for future determination other than the principal means of access to the highway from Bilsham Road. The general arrangement of the Proposed Development is set out on the Parameter Plan which identifies the following primary components:

- Residential development – up to 250 dwellings;
- Green infrastructure located across the Site including an area of land which could be used as allotments and possibilities for new public parks or greens with children's play facilities;
- principal access to the highway from Bilsham Road; and
- the potential for a vehicular connection with the land to the west (the remainder of the Yapton SD7 allocation). When both elements of the SD7 allocation are delivered, this would create a new vehicular link from Bilsham Road to Yapton Road.

The application is supported by an Illustrative Masterplan, which demonstrates how 250 homes could be accommodated on the Site, together with an illustrative 'allocation-wide' masterplan which shows how the Proposed Development fits within, and does not prejudice, the delivery of the remainder of the Yapton SD7 allocation.

## **Summary**

The Proposed Development would deliver much-needed housing and affordable housing in this highly sustainable location which is endorsed by the Council and consistent with the policies of the Yapton Neighbourhood Plan. It will deliver a range of social, environmental and economic benefits which include:

- the delivery of up to 250 new homes, including the delivery of up to 75 new affordable homes;
- direct and indirect economic benefits during the construction period and ongoing as a result of the additional local spend from the new residents;
- creation of a robust design framework within which high quality and locally responsive proposals, that respect the character and quality of Yapton, can be created at the

reserved matters stage; and

- location of new homes with excellent access to a range of facilities using non-car modes of transport.

The submission of the application accords with the Council's adopted strategy to encourage applications on first phases of allocations in the emerging Local Plan in an attempt to boost housing land supply in the short term.