

David Robinson

Planning Consultant, Surveyor & Property Adviser

Bilsham Manor
Bilsham Lane
Yapton
West Sussex
BN18 0JX

E-mail [REDACTED]

LAND NORTH OF YAPTON C of E PRIMARY SCHOOL, NORTH END ROAD, YAPTON, BN18 0DU

DESIGN, ACCESS AND PLANNING STATEMENT

INTRODUCTION

The Application Site is a complete parcel of land within the Applicants' ownership and is situated immediately north of Yapton C of E Primary School on the west side of North End Road.

The majority of the Application Site has been allocated for residential development (Site SA1) within the Yapton Neighbourhood Plan (YNP) which was approved at a referendum of Yapton's residents on 23rd October 2014.

This Statement demonstrates that the proposed development of the Application Site for the erection of 40 dwellings is entirely appropriate within the principles of the YNP and in accord with local, regional and national planning policies and guidance.

THE SITE AND ITS SURROUNDINGS

The Application Site extends to approximately 1.635 ha (4.04 acres) with an extensive frontage to North End Road. It currently comprises an open paddock lying between the school to the south and the residential properties of The Steddles and Clays Farm to the north, with defined boundaries on all sides.

Immediately opposite, on the east side of North End Road, is the Orchard Business Park, the buildings of which are set well back from the road frontage.

The site is located in a sustainable position within 350m of the Yew Tree Surgery and dispensary, 400m of the Parish Church, 475m of a bus route and 800m of the main village shops and the Co-operative convenience store. Barnham Station is approximately 2.8km to the west and Ford Station is about 3.2km to the east, both providing direct services to London, Brighton, Portsmouth Harbour, etc.

The larger town centres of Littlehampton and Bognor Regis are approximately 6.8km and 8.8km distant to the east and west respectively.

DESCRIPTION AND DESIGN OF THE PROPOSED DEVELOPMENT

The application seeks outline approval to the principle of residential development of the Application Site by the erection of 40 dwellings comprising:

- 3 No 1-bedroom houses
- 10 No 2-bedroom houses
- 22 No 3-bedroom houses and
- 5 No 4-bedroom houses

each with garage(s) and/or parking space(s), together with the means of access off North End Road. This will represent a gross site density of approximately 24 dwellings per hectare (29 dph net). All other matters are reserved for approval at detailed application stage.

The mix is regarded as appropriate, especially having regard to the Site's close proximity to the school, where it would be expected that a higher proportion of families with children might wish to live.

In order to complement the locality, it is envisaged that all the dwellings will be of two storey in height, of a variety of design, and finished with brick, rendered and/or boarded elevations under a variety of differing pitched roof coverings.

In accordance with the recommendations contained within the Landscape & Visual Impact Assessment which accompanies this application, a 3.0m wide landscaped buffer is to be provided along the western boundary, with additional hedging/woodland of native species, to afford a "soft edge" to the proposed development against the countryside beyond. A hedgerow of native species will be provided on the North End Road frontage to replace the rough bramble hedge that currently exists and infill hedgerow planting will take place, as necessary, along the remaining boundaries to minimise the impact of the development on users of adjacent sites and routes.

The Applicants have offered to make land available to enable school drop-off traffic currently generated by the school to be mitigated and the indicative layout provides for a link from the school to the Site entrance should that facility be required.

It is proposed that approximately 0.28ha of the total site area is given over to the provision of a Landscaped Buffer, Public Open Space/Play Areas and the provision of the school link facility referred to above.

There is a public footpath, No 329, running along the south boundary of the site and another, No 326, which crosses the Application Site diagonally from the south eastern corner to approx half way along the northern boundary and then parallel to the northern boundary to the site's north western corner. The indicative layout that accompanies this application retains Footpath 329 in its entirety. However, whilst Footpath 326 is disused and has no means of crossing the site's western boundary, the indicative layout provides for this footpath to be diverted through the proposed development so that it could be reinstated if required.

PROPOSED ACCESS ARRANGEMENTS

The site enjoys a significant frontage to North End Road so that the site access can be provided with adequate visibility splays in both directions. The suitability of such splays, and the geometry of the proposed junction, is supported by a detailed Transport Planning Statement prepared by the Russell Giles Partnership, a respected firm of Transport Consultants, and is supported by a Stage 1 Road Safety Audit.

It is also proposed (forming part of the application) that a properly surfaced 2.0m wide footway will be constructed across the southern section of the site frontage to link up with the existing footpath a little further south in North End Road.

LANDSCAPE & VISUAL IMPACT ASSESSMENT

A detailed Landscape and Visual Landscape Assessment has been carried out by Craft Pegg Ltd, a respected landscape architectural practice, and a copy of their report accompanies this Application. From this it will be noted that the proposed development will have a minimal impact on the local landscape.

SUSTAINABILITY

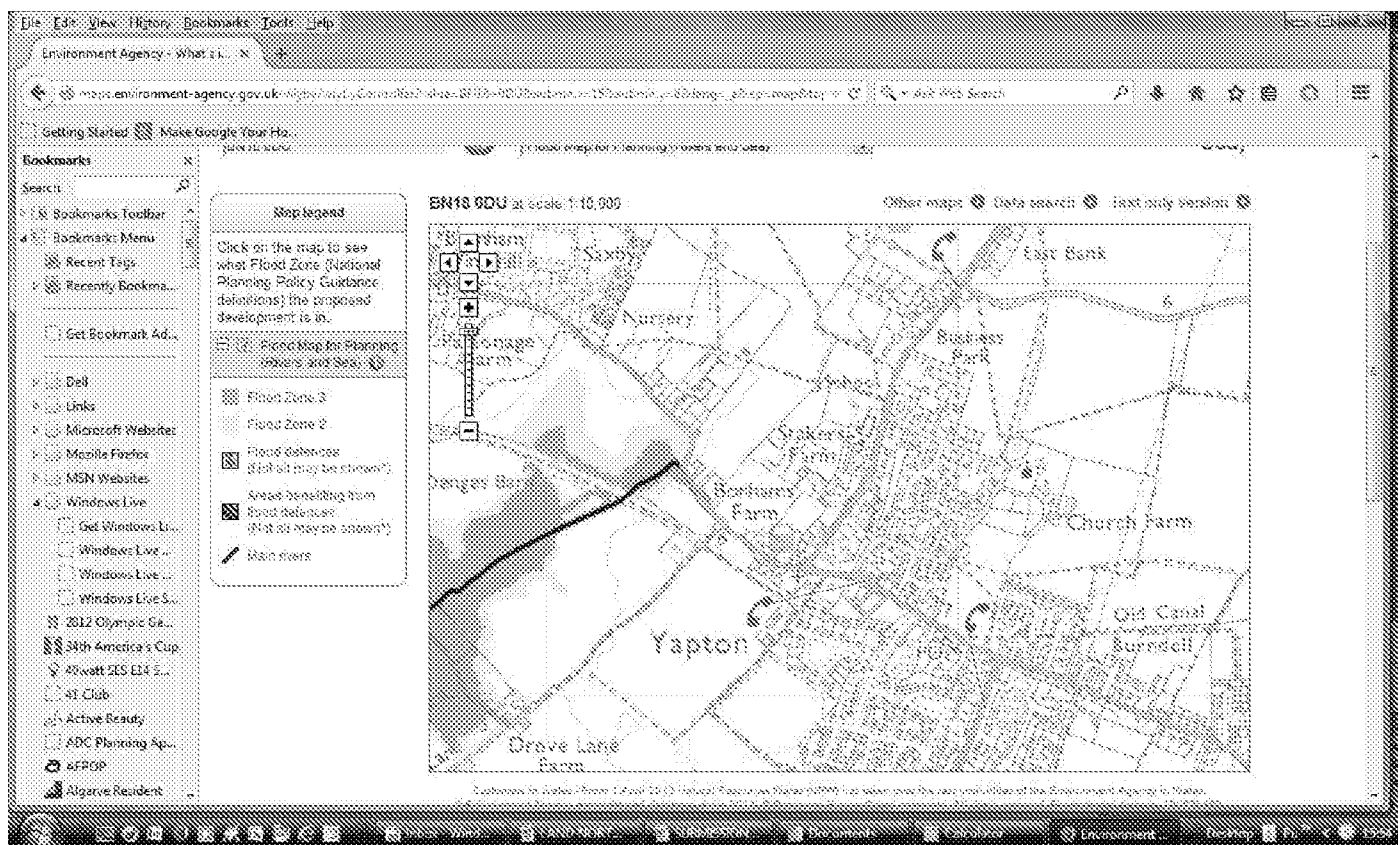
Of the two sites identified for residential development within the YNP, the Application Site is believed to be the most sustainable, being located immediately adjacent to the primary school, within 350m of the Yew Tree Surgery and dispensary, 400m of the Parish Church, 475m of a bus route and 800m of the main village shops and the Co-operative convenience store. The sole remaining public house within the village, The Maypole in Maypole Lane, is within about 500m of the Site entrance.

AFFORDABLE HOUSING

It is envisaged that twelve (30%) of the proposed dwellings shall comprise affordable housing; eight of which to be social rented and four intermediate housing.

FLOOD RISK ASSESSMENT

The Environment Agency's Flood Map for Planning data has been inspected and the Site is not included within any designated Flood Risk Zone as defined in the National Planning Policy Guidance.



(Extract from Environment Agency's Flood Map for Planning)

COMPLIANCE WITH RELEVANT PLANNING POLICIES

The Development Plan consists of the **Arun District Local Plan 2003** which was adopted on 17th April 2003 to cover the period 1996 to 2011.

Para 214 of the **National Planning Policy Framework (NPPF)**, which was published on 23rd March 2012, states that for 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. Para 215 states that, in other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Consequently, it follows that very little weight should be afforded to the policies of the Arun District Local Plan 2003 insofar as they may be inconsistent with the NPPF.

The **Arun Local Plan 2011-2031**, Publication Version, was published in October 2014 and is currently undergoing public consultation until 11th December 2014.

Para 216 of the NPPF states that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Consequently, it must be concluded that little weight should be afforded to the policies within The Arun Local Plan 2011-2031 insofar as they may be inconsistent with the NPPF.

The **Yapton Neighbourhood Plan** (YNP) was approved at a referendum on 23rd October 2014.

The Independent Examiner into the YNP, at para 4.9 of his Report, stated:

“At a more practical level the NPPF indicates that plans should provide a clear framework within which decisions on planning applications can be made and that plans should give a clear indication of how a decision-maker should react to a development proposal (paragraph 17 and 154 of the NPPF). This has been more recently reinforced with the publication of the Planning Practice Guidance (PPG) in March 2014. This indicates that policies in a neighbourhood plan should be clear and unambiguous, and drafted with sufficient clarity that a decision maker can apply it consistently and with confidence. Policies should also be concise, precise and supported by appropriate evidence. Finally, policies should also be distinct to reflect and respond to the specifics of the neighbourhood plan area.”

And at para 4.10:

“As submitted the Plan does not fully accord with this range of practical issues. The majority of my recommended modifications in Section 5 relate to such matters of clarification and precision and are designed to ensure that the Plan fully accords with national policy.”

And at 5.1:

“This section of the report comments on the range of policies in the Plan. In particular it makes a series of recommended modifications to ensure that the various policies have the necessary precision to meet the basic conditions. In most cases my recommended modifications directly relate to the NPPF and overlap with my comments in paragraph 4.9 and 4.10 of this report.”

The recommendations of the Independent Examiner were adopted in their entirety and the **Yapton Neighbourhood Plan 2014-2029** was approved at a referendum on 23rd October 2014. As a consequence, it is clear that the Yapton Neighbourhood Plan, as approved at the referendum, is fully compliant with the NPPF and PPG.

Para 216 of the NPPF suggests that significant weight should be attached to the policies of the YNP, notwithstanding the fact that it has not yet been formally incorporated into the approved Arun Local Plan 2011-2031.

Compliance with the Yapton Neighbourhood Plan 2014-2029

The majority of the Application Site has been allocated for residential development (Site SA1) within the Yapton Neighbourhood Plan (YNP) which was approved at a referendum of Yapton's residents on 23rd October 2014.

The site that has been identified within the YNP comprises an area of 1.06ha for an allocation of 35 dwellings. During the consultation period representations were made that the whole parcel within the Applicants' ownership should be allocated. This was considered by the Independent Examiner, who stated in his report that:

"Agents acting for the site owners suggest that the site should be extended to take in the full extent of the field. This would increase the site area to 1.53 hectares. I can understand the approach proposed in this representation. However it is beyond my role to include new or extended sites as part of my proposed modifications. Nevertheless the longer term extension of this site to its natural western boundary may represent an appropriate option either for a review of the neighbourhood plan or for the granting of planning permission pursuant to Policy H1 of the Plan (as modified)."

This gives a very clear "steer" that, had he been able to do so, the Independent Examiner would have extended the allocation to the entire site (which has subsequently been recalculated to comprise a total of 1.635ha as comprised within this Application).

The Independent Examiner also rejected three sites that had been put forward in the Draft Plan and concluded that the two remaining sites (which included the Application Site) were capable of being developed at a higher density that was being proposed. He concluded that Site SA1 could accommodate 35 dwellings and it is on this basis that the present application for 40 dwellings on a slightly larger Application Site is believed to be entirely appropriate and in line with the Independent Examiner's report.

In his report the Independent Examiner confirmed that Yapton should accommodate a total of 100 new dwellings, plus an additional buffer of 20%, making a total of 120 dwellings in all.

The second allocated site, SA2, at Cinders Lane has been allocated for a total of 60 dwellings.

On the basis of that allocation, and with the Application Site accommodating 40 dwellings, there will still remain a shortfall of 20 dwellings that will need to be made up by infill or other allocations within Yapton's Built-Up Area during the plan period.

In confirming the allocation of Site SA1, the Independent Examiner had regard to all the other proposed policies in the Yapton Neighbourhood Plan, of the NPPF and PPG and, insofar as they were relevant, of the Arun District Local Plan 2003 and emerging Arun Local Plan 2011-2031. It must, therefore, follow that the proposed development of the Application Site for residential development is fully compliant with all current and relevant local and national planning policies.