
LUKEN BECK

30 Carlton Crescent, Southampton SO15 2EW



Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

20 September 2019

Our Ref:
Your Ref: BE/77/16/OUT

Dear Sir/Madam,

**Land West of New Barn Lane, Bersted - Outline Planning Permission - BE/77/16/OUT
Application for Approval of Reserved Matters**

Please find enclosed a Reserved Matters application in accordance with Condition 1 of the above outline planning permission on behalf of Bellway Homes Ltd (Wessex). Outline consent was allowed at appeal by the Secretary of State in February 2018 with all matters being reserved at the outline stage.

The Outline Planning Permission therefore grants the principle and quantum of residential development for up to 50 dwellings and this application seeks approval for the proposed access, appearance, landscaping, layout and scale of 50 residential units with associated roads, services, drainage and related infrastructure.

A separate Section 106 Agreement dated 28 September 2017 was completed which secures the relevant open space and affordable housing provision together with financial contributions towards education, library and fire services.

Policy update

Since the grant of outline planning permission, the Arun Local Plan 2011-2031 (ALP) has passed successfully through EIP and was adopted in July 2019. In the new ALP, Policy SD3 allocates the site as part of a larger strategic allocation for 2,500 new homes 'West of Bersted'. However, as you will fully appreciate, the current application seeks Reserved Matters approval following the outline consent and consequently, the new Local Plan has limited bearing on the current submission. This is fairly acknowledged within the Pre-Application response dated 20th February 2019 in which it is confirmed that the outline planning permission and accompanying Section 106 Agreement mean that a number of the recently adopted policies do not apply although those matters the subject of the Reserved Matters application will be assessed against Policies D SP1 and D DM1 and elements of Policy H SP2 in relation to overall design and layout of the proposals and their relationship with adjoining property.

The Pre-Application advice concludes by stating;

Based on the above comments I conclude that were an application for reserved matters to be submitted it would be likely to be recommended for approval, subject to the above points being adequately addressed in any subsequent submission.



Chartered Town Planners



Company registered in England & Wales No. 7548836



VAT Registration No. 440257560

Layout

The outline consent includes, by way of condition 4, a requirement to carry out development in line with parameters contained in the submitted Framework Plan ...NBL_01G (28/08/2016) and Site Plan ...NBL-L-05_G (25/08/2016).

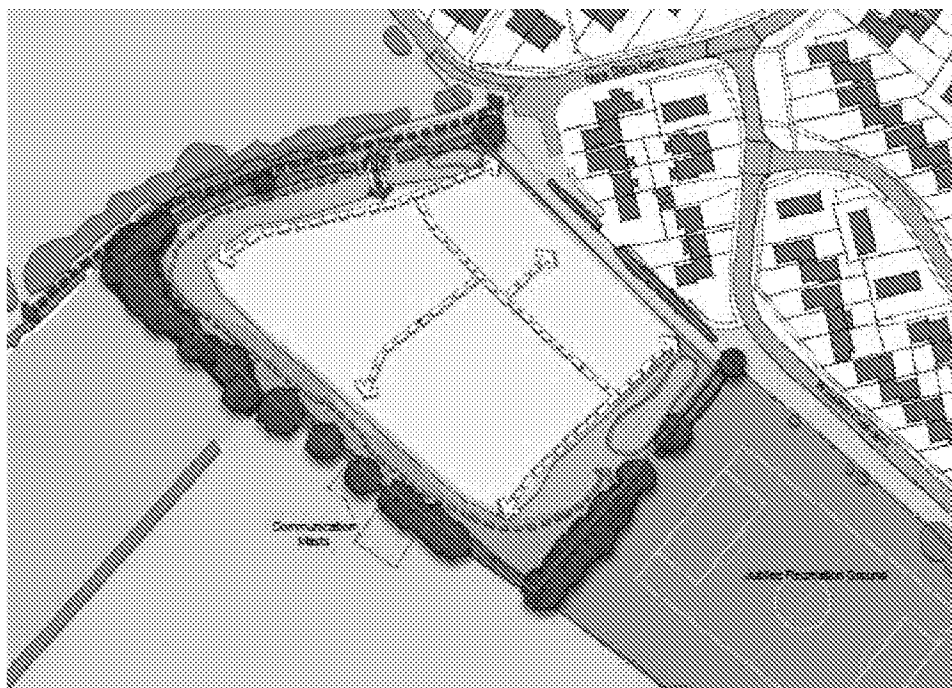


Figure 1 - Approved Framework Plan

The proposed layout follows very closely the Outline Framework Plan's broad spatial principles. The layout maintains the access position and broad estate road / block structure. The outer landscape fringe and position of SuDS features remains consistent enabling a spacious character of development and mix that reinforces local character and density of built form. **Figure 2** below, shows the proposed layout to demonstrate these points.



Figure 2 - Proposed Layout

Affordable Housing Mix

In accordance with the completed Section 106 Agreement, the scheme includes 30% affordable homes. This is comprised in a mix as follows;

Affordable Housing Mix Summary			
Type / Size	Location	Size (sq.ft/sqm)	No.
1 bed apartment	Plots 32 - 36	550/51.1	5
2 bed apartment	Plot 37	785/73.0	1
2 bed house	Plots 23, 38 - 41	876/81.3	5
3 bed house	Plots 22, 24, 42 & 43	1,026/95.3 & 1,109/101.9	4
		Total	15

With a mix of 33% 1 bed units, 40% 2 bed units and 27% 3 Bed units, the mix would be largely compliant with ALP Policy AH SP2 having regard to the small scale of the development and the emphasis on the provision of smaller homes.

The tenure mix is clarified in the accompanying Drawings (5 x affordable rent and 10 x shared ownership) and complies with the Affordable Housing tenure mix within the Section 106 Agreement dated 28 September 2017.

Proposed Layout & Landscaping

The proposed layout provides a strong sense of enclosure, retaining planting to boundaries, with active and outward facing development to three of the boundaries, while in respect of the eastern boundary, to safeguard existing amenity, units face side-on for the most part, to the adjacent residential development.

Landscaped informal open space to the outer fringes provides for recreational space, reduce the prominence of housing from views outside of the site. Frontages to units are generally shown as open, or feature hedgerow and low-level planting. Street trees also are dispersed throughout the site to provide interest and reinforce local distinctiveness.

As well as providing opportunities for new planting, the layout will also respect protection areas for existing significant trees per the accompanying Arboricultural Impact Assessment.

With respect to preserving amenities to adjoining properties, care has been taken to ensure that no harmful impacts arise through overlooking or loss of daylight. Generous separation distances have been maintained by the layout between proposed and existing units. In addition, a further planning application has been submitted contiguously with this Reserved Matters application to change the use of the adjacent land to the north-east which is owned by the applicants to provide additional curtilage to the proposed properties. This is partly as a result of earlier comments regarding the provision of a 'usable' central open space which is now provided within the scheme.

Scale & Appearance

The proposed properties are all two-storey in height and are of a traditional building form, utilising pitched gable roofs with a variety in their plan depths/widths. In terms of elevational treatment, the design approach adopted respects the adjoining area and adds visual interest to the streetscene, for example in the use of materials, differing porch designs, dormer windows and bay canopies and simple roof forms, and other architectural features such as tile-hanging.

The submitted streetscenes highlight the use of these design elements as well as the use of a consistent palette of elevational and roof materials suitable to a modest scale of residential development to foster a sense of place for the development.

The proposed appearance has taken cues from surrounding character of residential development in Bersted and adheres to the parameters in the Design and Access Statement that accompanied the Outline application. This is explained further within the Design and Access Street accompanying this application by OSP Architects.



Figure 3 Indicative Streetscenes showing variety of house design and architectural treatment

Access, movement and parking

The access into the site remains consistent with the new access approved in relation to the detailed application BE/40/18/PL dated 13 July 2018 which has conditions attached that cross refer to the outline consent. During the pre-application stage, the Council confirmed by e-mail dated 13 December 2018 that relying on the access approved under reference BE/40/18/PL would be acceptable for the Access reserved matter pursuant to outline planning permission BE/77/16/OUT.

The scheme includes a spine road which runs through the centre of the layout and which is supported by a footway on at least one side of the highway at all times. This will take the form of a traditional road, of 4.8m or 5.5m in width and gives way to lower order roads serving groups of dwellings (as private drives or wider shared surfaces) as appropriate to the number of units served and functional requirements.

Parking is provided in accordance with the Council's adopted standards and accommodated in garages, car ports, on-plot parking and in courtyard parking areas. Courtyard parking is afforded active surveillance by the layout. Visitor parking is made available through a mix of dedicated bays and on-road capacity.

Summary

The scheme fully complies with the parameters of the Outline Planning Permission and has responded positively to the pre-application advice provided by the Council. As such, it will deliver a high-quality scheme which meets with the relevant Local Plan policies and will deliver much-needed homes, including 15 affordable homes in accordance with the Section 106 Agreement dated 28th September 2017.

In the light of the above and accompanying drawings, it is hoped that the application can proceed to a favourable determination as soon as possible, however, should you require additional information or clarification please do not hesitate to contact me.

With kind regards,



David Jobbins MRTPI

Director

