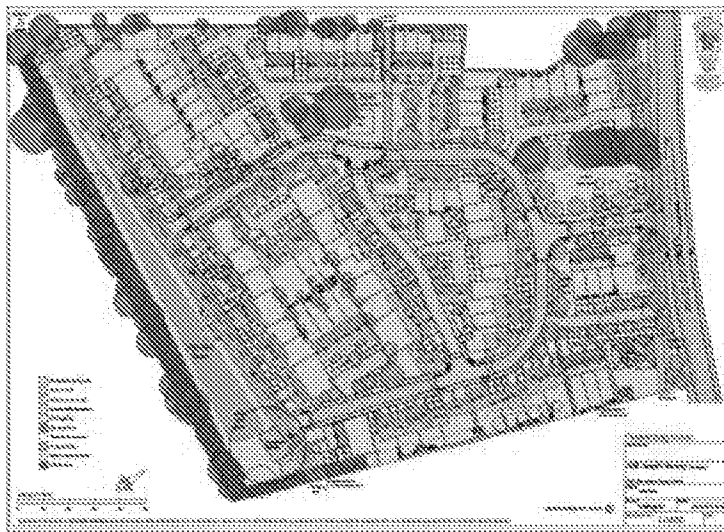


DESIGN & ACCESS STATEMENT

Full application for the demolition of two houses and redevelopment with 95 dwellings (including 28 affordable homes) together with associated works including access roads, open space and landscaping

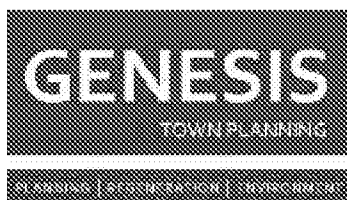


Land at Angel's Nursery
Yapton Road
Barnham PO22 0AY
on behalf of

West Sussex County Council

August 2016

Ref: 16053/DAS01



DESIGN AND ACCESS STATEMENT

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CONTENTS

1.0	INTRODUCTION AND BACKGROUND	1
	Strategy and Concept	2
	Site Constraints	2
	Site Opportunities	3
2.0	SITE LOCATION AND CONTEXTUAL ANALYSIS	5
3.0	PLANNING APPLICATION	6
	Community Consultation	6
	Design Concept	6
	Amendments to the Design	7
	Amount of Development	10
	Scale	10
	Public Open Space	10
	Landscaping and Tree Protection/Planting	11
	Ditches	11
	Mobility and Access	12
	Sustainability	12
	Crime prevention and Community Safety	13
4.0	CONCLUSION	14
	Appendix A Email correspondence with ADC Drainage Engineer	

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 The site has both outline permission for up to 95 dwellings (BN/27/09) and reserved matters permission (BN/29/13) for 86 dwellings. Following the discharge of the pre-commencement conditions the reserved matters permission for 86 dwellings has been implemented by the commencement of drainage works on the site.
- 1.2 In November 2015 an application (BN/51/15/PL) was submitted to vary the layout approved under the reserved matters application. This application was refused for three reasons as follows:
- The revised layout was considered not to be of a high standard of design and it was also contended that previously proposed links to adjoining development sites were to be removed. It was also considered that the development failed to address adequately street frontages.
 - A number of outstanding highway concerns remained at the time of the decision.
 - The application failed to include details of appropriate landscaping to replace those previously approved.
- 1.3 In December 2015 (BN/58/15) an accompanying applications was submitted to add an additional nine dwellings to the layout. This application was refused on 22nd February 2016 for four reasons including the following:
- The form of the development was again considered not to be of a high standard of design and it was also again considered that previously proposed links to adjoining development sites were to be removed.
 - The application sought to infill a drainage ditch on the boundary of the site for which it was contended that advance Land Drainage Consent was required.
 - The application failed to include details of appropriate landscaping.
 - A draft s106 planning agreement did not include contributions associated with this development.
- 1.4 As a consequence of the 2010 refusal, WSCC has been working with Council officers through the pre-application enquiry process to prepare and submit revised proposals for the site. The current application has arisen following detailed feedback from David Innes at Arun DC and the pre-application response has been included in Appendix A to the Planning Statement. Further minor amendments have now been made to address his remaining comments about the attractiveness of the link to the village hall site adjoining plot 14. In addition further minor changes have been made to accommodate highway comments resulting from the WSCC pre-application enquiry process.

Strategy and Concept

- 1.5 The development proposals at Angels Nursery comprise a sustainable extension to the settlement Barnham by providing a scheme of 95 dwellings within the redrawn eastern boundary of the settlement. In order to establish a high quality form of development and to achieve a high quality of design the vision for the site focused on the following objectives:
- Respect for the character and setting of the settlement and having regard to the relationship of the site with neighbouring and buildings;
 - To have regard to views through the site from key public viewpoints, new public spaces and public routes to integrate the development of the site in the most appropriate way;
 - Create a strong identity to the housing layout to foster a sense of place and character which integrates with the existing settlement;
 - To provide a sustainable and suitable range of housing types and tenures including affordable housing to cater for local needs;
 - To enhance accessibility by all modes for all residents (existing and proposed) through establishing a clear network of interlinked streets, footpaths and open spaces to include a new 'village green';
 - To integrate the development site with the landscape character of the area and ensure that the landscape context of the site informs the nature and form of development, allowing for the provision of new strategic planting and the reinforcement of existing green features within and around the site with the aim of minimising visual impact; and
 - To ensure that the privacy, amenity and quality of living of existing residents is maintained by careful design, layout and the provision of landscaping.
- 1.6 Angels Nursery will eventually be enclosed by development to the east at The Lillies and it immediately adjoins the village hall to the west the site. This gives an opportunity to both retain, reinforce and restore the village character of Barnham and allow functional integration so that it can provide a high quality sense of place and at the same time be distinctive and yet fully integrated within the wider Barnham settlement.

Site Constraints

- 1.7 Subsequent to the planning refusals in February 2016, further investigation has been made to identify the exact location of the southern sewer line. After much abortive on-site investigation a wider search was made using ground penetrating radar and the location has been found to be some 20 metres adrift from the location advised by Southern Water. This has implications for both the development of Angels Nursery and The Lillies site. The extract below demonstrates that although the reserved matters scheme has been implemented it cannot be completed in

full because the line of the sewer is now found to conflict with the approved plans in terms of the housing along the southern boundary, the location of the public open space and the siting of one of the retention ponds. This constraint also affects the illustrative layout of The Lillies site adjoining and that layout will also need be amended layout in due course to accommodate this constraint.



Fig 1 Site Constraints – Location of Sewer Across the Site

- 1.8 The sewer line across the Angels site is so close to the southern boundary that it prevents housing being accommodated south of the required easement line. This has led to a re-design of the proposed retention pond and it now forms part of a linear POS which also will form an attractive wildlife and pedestrian corridor right through to Murrells Field. However, other POS is proposed around the site offering a good spread of locations to serve all the units. It is anticipated that the retention pond on The Lillies site can be redesigned to visually link in with the revised proposals at Angels Nursery. The southern end of the site is also the most practical location due to site levels.

Site Opportunities

- 1.9 The site also presents a number of opportunities upon which any development strategy should seek to capitalise and enhance where possible. In particular these include; the TPO trees which have been retained in the scheme and form the focus of two of the areas of POS and the southern planting belt which is retained and enhanced by an ecological buffer.

- 1.10 This value of this buffer will be significantly enhanced by the proximity of the proposed long retention pond. The wider visual and physical separation between the site and the surrounding countryside is significantly improved in comparison to the approved layout.
- 1.11 The scheme will also support the provision of a range of benefits for the wider community. These include offsite improvements to footpath links. The implemented scheme has two potential physical links to adjoining sites and the proposed scheme illustrates three links. Since the link to The Lillies site will be on the line of the sewer easement their reserved matters application seeking approval for layout will need to be reflect the new location of the link. This will provide good access both between the two sites and also right through to Murrells Field. In addition, the proposed cycleway along Yapton Road will also allow residents of The Lillies to cycle safely to the new access proposed at Angels Nursery and then continue through the residential area to the POS, proposed LAP or to continue via the cycle link between Plots 14 and 15 to access the wider range of community facilities at Murrells Field. The scheme therefore improves permeability.
- 1.12 The revised proposals would provide the potential for visual linkage between the site and The Lillies scheme for some 60-70m in the SE section of the site. As The Lillies illustrative scheme is also compromised by the recently confirmed sewer line it is now reasonable to expect that any future reserved matters scheme seeking approval for layout will be adjusted to link and open space to allow integration between the two sites.

2.0 SITE LOCATION AND CONTEXTUAL ANALYSIS

- 2.1 The site is situated to the south of Yapton Road. This road is a main route linking the villages of Barnham and Yapton on the coastal plain. The site has good access to the village centre and mainline train station at Barnham.
- 2.2 The Inspector at the outline appeal stated that “there are numerous greenhouses and sheds on the land that are typical of the horticultural activities found in rural areas together with a pair of semi-detached houses that are positioned in a line of sporadic housing development that extends along Yapton Road.”. The Inspector continued that the permission given by the Council for two rows of four terraced houses to the west of the site would consolidate the housing development and in practice extend the village up to the western site boundary. The southern and eastern boundaries were at that time contained by active nursery and holiday caravan/chalet uses which provided a degree of visual and physical containment for the site.
- 2.3 The development of the village hall and the associated terraced housing referred to by the Inspector has reinforced the Parish Council’s view at that time that this site Lillies in the heart of the community and not on its fringes. The area is still in a state of transition with the housing site to the east not yet started and the site to the north under construction. The site itself has been cleared of glasshouses although the two houses remain at present.
- 2.4 Barnham contains a variety of building heights, but the majority in the vicinity of the site are two storeys in height some opposite are chalet style with the first floor within the roof space.

3.0 PLANNING APPLICATION

Community Consultation

- 3.1 Huw Thomas Architects were appointed to design the initial scheme. As architects they have a strong track record in delivering high quality traditionally designed projects.
- 3.2 Presentations of the previously refused scheme were made to Barnham parish Council with advance publicity given to local residents. These meetings were held on 30th March and 6th July 2015. In particular, in advance of the July meeting around 180 leaflets were delivered to neighbouring properties and as a result the meeting was well attended. Presentation boards of both schemes were displayed and there was a good exchange of questions and answers. The opportunity was given to provide written representations through a questionnaire. Just one written response was received. This was from a neighbouring resident who raised concerns over the location of the social rented housing close to their property.
- 3.3 The Parish Council raised objection to the 2015 scheme to vary the layout of the 86 dwellings for the following reason:
- “the Council resolved to object to the application but only in terms of the proposed location of the affordable housing in particular the rented housing (12 units which have all been located in one place which is adjacent to existing properties). The Council would ask that consideration to be given to spreading the units across the whole site as has been done on other developments.”*
- 3.4 No further formal community consultation has taken place with regard to this revised scheme however it should be highlighted that the nature of the affordable housing has now changed and there will no longer be any social rented housing on the site. Any rented element of the affordable housing will now be intermediate affordable with rents limited to 80% of market rents. The affordable housing units are identified on the layout but as yet the units which will be shared ownership or affordable rented are not finalised. The full statement on Affordable Housing gives more detail. The previous distribution and mix of affordable housing was supported by officers at Arun and it is noted that the Parish’s concerns on this matter do not form any part of the previous reasons for refusal. Nonetheless it is considered that the removal of social housing from the scheme now addresses the Parish Councils concerns in full.

Design Concept

- 3.5 The scheme is for 95 dwellings set within a village green concept. It included a green open space close to Yapton Road to soften the impact of the scheme on the street scene. A further village green with a play area is centred in the heart of the site focused on the TPO trees. These were overlooked by clusters of housing. This approach was organic in origin designed to

reflect a village community. Roads within the development were not straight to give the scheme an older organic feel.

- 3.6 The main spine roads within the scheme and the location of the two open space areas are broadly the same as the approved layout. However the previously proposed terracing and car parking close to Yapton Road and the blocks of flats have been replaced with shorter two storey terraces on Yapton Road thereby reducing the apparent amount of building close to the road. The principle of softening of the street scene was welcomed during the previous informal public consultation with the Parish.
- 3.7 The approved layout for 86 dwellings includes some 17 houses which have overlooking issues. Some frontages are as close as five metres apart. To address this, the layout at the centre of the approved development has been reconsidered and these plots are now aligned in such a way as to provide enhanced residential amenity for the future occupiers.
- 3.8 The roof heights of this scheme are now deliberately varied in height to avoid conformity and monotony which is prevalent on the existing scheme. Varying the roof heights and adding chimneys creates a more active skyline, more reminiscent of the roof silhouettes found older English villages and not the more recent estate developments
- 3.9 In terms of detailing, there are a mixture of traditional windows, casements, sliding sash and French casements, all of which have the vertical emphasis found on older buildings. The frontages have the advantage, through increasing the height of floor to ceiling, of being able to create a hierarchy of windows. This one factor has the effect of creating more pleasing traditional elevations.
- 3.10 In terms of materials, the bricks are not all the same colour and texture and will vary from terrace to terrace or house to house. This is done in order try to give the impression that these houses were not built at exactly the same time. Some buildings are rendered, which is a common feature in Barnham and these are deliberately positioned at focal points.

Amendments to the Design

Layout

- 3.11 The submitted Pre-application Enquiry layout submitted on 16th March (ref PAA/54/16) sought to address the areas of concern in the refused schemes, namely:
- 1) Re-orientation of Plots 1-3 and 45-46 to front Yapton Road.
 - 2) Re-orientation of plots 42-44 to face onto the main access road.

- 3) Alterations to the fenestration of the flats at plots 47 to 52 to 'front' Yapton Road.
- 4) Re-orientation of Plot 32 to front the POS and the access road – this was not actually identified by David but I think this is an additional improvement. Plot 67 (which was mentioned) is already facing both the access road and the POS.
- 5) Fundamental changes to the SW corner so that multiple properties overlook Murrells Field to the west.
- 6) Generally a more relaxed form of development has been achieved, particularly along the southern E-W access road. The removal of garages and parking on prominent corners has also been achieved and all the houses along the southern access road have an improved outlook.

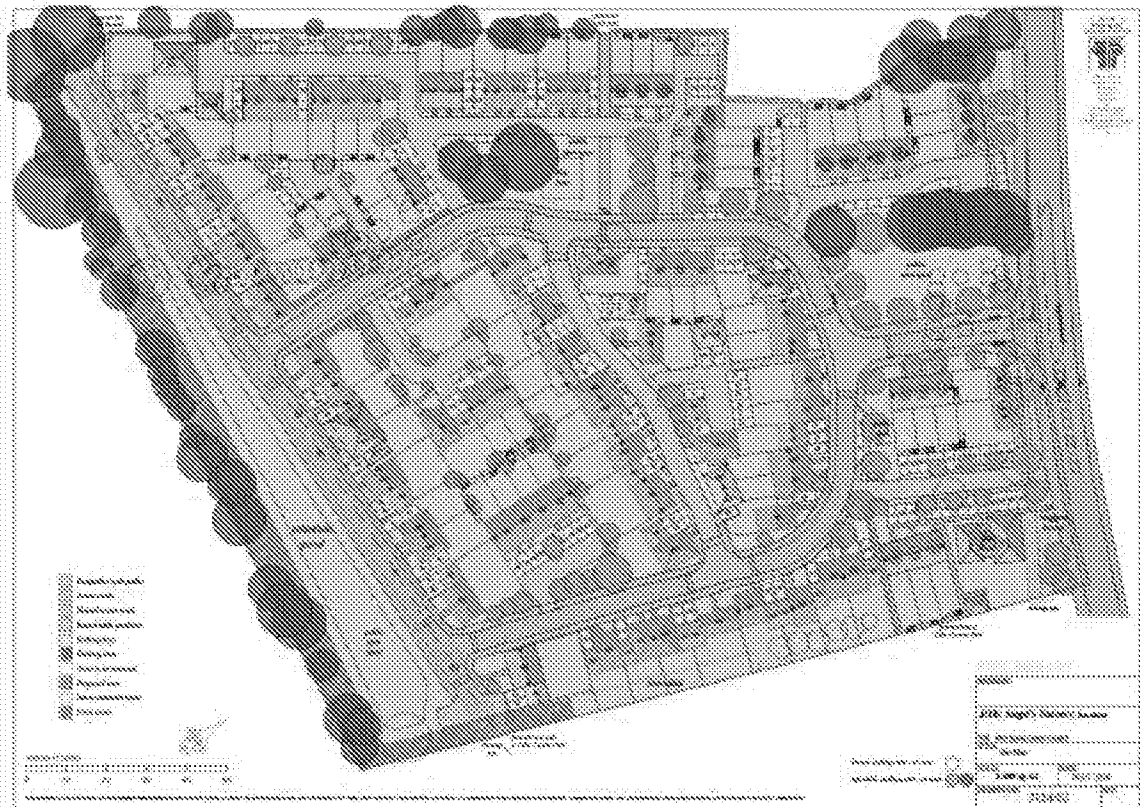


Fig 2 Pre-application Submitted Layout

3.12 During the pre-application process further amendments were requested as follows:

- 1) Improve the attractiveness of the pedestrian link to The Murrells adjacent to plot 95
- 2) To remove the pavement along the northern edge of the retention pond
- 3) Reconfigure the backland arrangement of Plots 76-78

- 4) Provide a pedestrian link to the front cycleway from the end of the cul-de-sac east of plot 45
- 5) Consider the focal point from the access road ie plots 35-36
- 6) To improve the openness of the pedestrian link to The Murrells between plots 14 and 15.

3.13 In advance of the meeting on 25th May a revised pre-application plan was submitted (Fig 3 below)

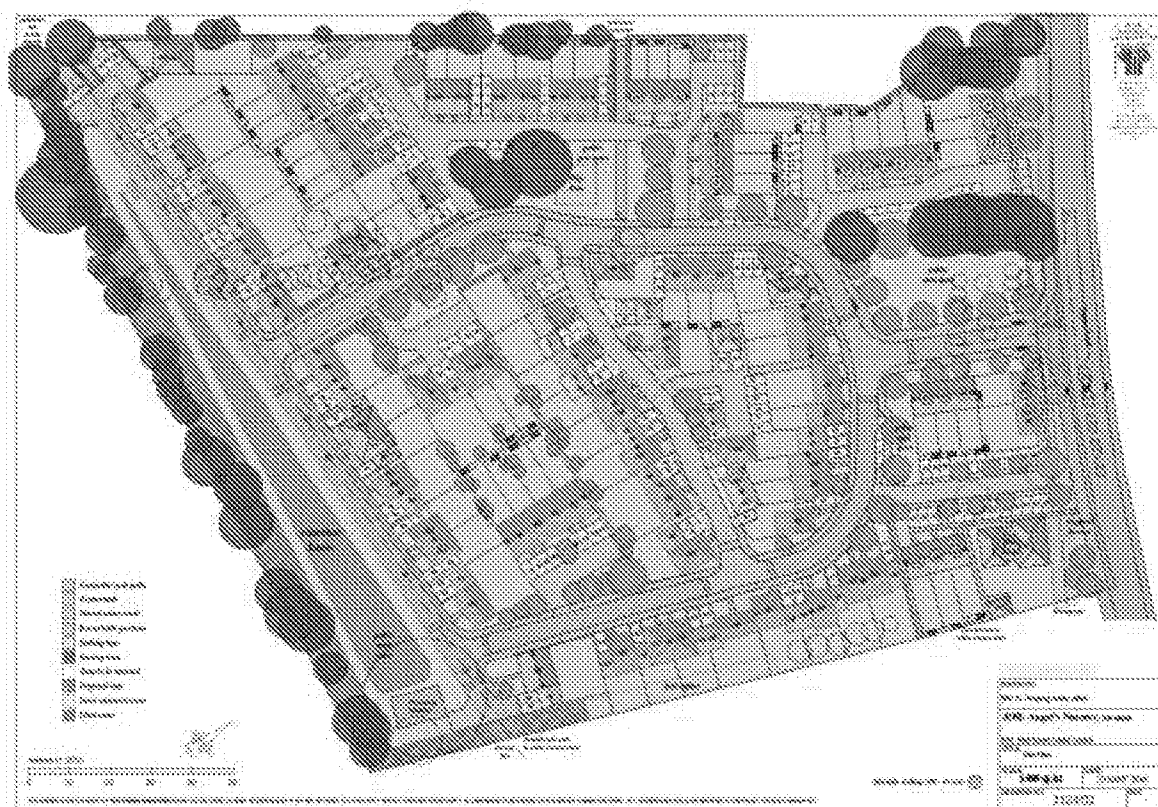


Fig 3. Second Pre-application Layout referred to in written response

3.14 The final response dated 6 June 2016 stated in terms of design that:

"the proposed development as set out on drawing no 2124/02 is now considered acceptable on the basis that a number of amendments have been made to the draft layout, taking account of officers concerns which led to the previous refusal. There are still reservations concerning the pedestrian link adjoining plot 14 as this remains poor in terms of quality environment and overlooking. More work should be done on improving this link and this negative factor will need to be considered but the overall scheme is considered to be acceptable."

3.15 Other general comments were made about the Council's usual requirements for open space and affordable housing etc. but the final conclusion was:

"In summary, there is a lack of an adequate housing land supply in Arun District. The site has a positive relationship to the built up area to the north, east and west which have existing and proposed residential use. The site is near to services and amenities and has a regular public transport bus service. Therefore based on the above comments it is our opinion that if an application were to be submitted for up to 95 dwellings it would be likely to be approved subject to a S106 agreement."

Amount of Development

3.16 A total of 95 dwellings are proposed. The full schedule is included with the application but the overall mix amounts to:

- Market Housing
 - 13 x 2 bed dwellings
 - 37 x 3 bed dwellings
 - 17 x 4 bed dwellings
- Affordable Housing
 - 6 x 1 bed flats
 - 22 x 2 bed dwellings

3.17 The site area is 3.50 ha representing a modest density of around 27 dph which represents a balance between the efficient use of the site and the lower density appropriate to a village environment.

Scale

3.18 The proposed dwellings are primarily two storeys with a limited number being two-and-a-half storey with accommodation within the roof space and dormer windows. There is a mix of detached, semi-detached and short terraces with gabled and hipped roofs.

Public Open Space

3.19 In terms of public open space (POS), the revised layout is designed around the provision of sensitively located green infrastructure. This provides areas of visual amenity and space for play and to create a sense of place for the present and future residents of the village. To achieve this, a new 'village green' is to be created to form a focal feature of the site. This public open space will be a major community benefit for existing and new residents.

- 3.20 Arun's SPG on the provision of Public Open Space (October 2000) sets out the Council's standards for open space provision. The scheme proposes a Local Area of Play (LAP) for young children. Open space standards are 24m for each person calculated at 2.4 people per dwelling. The required standard is therefore $95 \times 2.4 \times 24 = 5472$ sqm. The revised proposal provides 4,712 sqm for 95 dwellings representing around 86% on-site provision. This compares very favourably with the agreed provision of only 50% on the adjoining Lillies site. We intend to address our shortfall in provision by a contribution to off-site provision of £1000 per dwelling in accordance with paragraph 3.2 of the adopted SPG on Open Space and Recreation Standards. We understand from the pre-application discussions that this will be allocated to the Parish Council specifically for use at the adjoining Murrells Field (as requested by the Parish Council). The pre-application enquiry response confirmed this design approach for some off-site provision is acceptable given the proximity of the larger community space adjacent to the site.

Landscaping and Tree Protection/Planting

- 3.21 The soft landscaping strategy has been developed to provide a setting for the proposed architectural scheme in the semi-rural context of Barnham as well as to emphasise the sense of place and create opportunities for ecological enhancement. The sense of arrival is enhanced by a carefully designed entrance zone with signature tree and avenue tree planting. The open spaces are planted to create opportunities for both residents' recreation and play and for wildlife. Streetscapes are enhanced by street and carpark trees and low hedges. An ecological buffer zone around the retention basin will enhance the ecological connectivity along the ditches creating a mosaic of habitats for wildlife benefit.
- 3.22 Any works undertaken within root protection areas of trees to be retained will be carried out in accordance with BS5837:2012 as set out in the Arboricultural Impact assessment and Method Statements accompanying the application by PJC Consultancy.

Ditches

- 3.23 The layout involves the infilling of a short section of ditch to the rear of plot 59 to 63 on the eastern boundary and two shallow ditches near the centre of the site. These 'ditches' do not form part of the wider land drainage network and have been found to relate to the operation of the previous glasshouses on the site. The topography confirms the land falls from west to east therefore The Lillies site to the east would in any event be unaffected by the proposed infilling. The treatment of these ditches has been the subject of detailed email correspondence between WSP and the councils Senior Drainage and Coastal Engineer Paul Cann resulting in confirmation that Land Drainage Consent is not required for this or any other infilling proposed. The correspondence exchange is attached in Appendix A to this statement.

Mobility and Access

- 3.24 The scheme proposal is designed as such that its detailed design will be able to meet the criteria as set out in Part M of the Building Regulations and the Disability Discrimination Act (1995), especially in relation to the design of new homes. This will include the provision of level thresholds.
- 3.25 Pavements will be graded to ensure access by any mobility impaired persons while not being impeded by slopes. The relative level topography of the site means that footways will have gradual gradients which will be appropriate for all people. The open spaces in the scheme will be designed to be accessible by all members of the community. Spaces and surfaces will have consideration for wheelchair users.
- 3.26 The submission is accompanied by a Transport Statement and a Stage 1 Safety Audit. However the access to the site has already been found acceptable for up to 95 dwellings and there can be no objection in principle to the principle of the access or the number of dwellings it will serve. The scheme has been discussed in detail with WSCC (Tim Townsend) through WSCC's own pre-application procedures and the submitted scheme represents the agreed level of detail needed for a full application. It is understood that there are no outstanding highways concerns arising from the submitted layout and parking provision.

Sustainability

- 3.27 The proposals for Angels Nursery aim to make a positive contribution to the community by adhering to the following key sustainable design principles.
- Making the efficient use of land but recognising the key influence of the village character of Barnham and the need to reflect the lower density character of Barnham village;
 - Placing the proposed development in an accessible location by means other than the private car;
 - Providing a layout that gives the opportunity to create a high quality built and natural environment;
 - Protecting and enhancing natural habitats and the local surroundings through the development process and the provision of improved landscaping and wildlife areas;
 - Achieving high levels of carbon dioxide reduction in promoting the principles of the Code for Sustainable Homes;
 - Creating alternative opportunities for enjoyment of open space; and
 - Delivering benefits to the wider community in terms of the connectivity between existing community facilities and the wider village urban area.

Crime Prevention and Community Safety

3.28 The layout of the development has been designed to prevent crime and the fear of crime in accordance with Government guidance. The development incorporates the following the features:

- Traditional streets and courtyards that are overlooked by the surrounding houses so that residents and visitors will feel safe in the daytime and at night.
- Both large and small open spaces are directly overlooked by houses to ensure natural surveillance.
- Exposed back gardens are avoided to minimise the risk of unauthorised entry to properties from the rear.
- Boundaries between public, communal, semi-private and private spaces are clearly defined by walls, railings, hedges and other forms of planting/soft landscaping.
- The layout promotes a sense of ownership both individually and communally by having clearly defined boundaries to the areas of open space such as the public open spaces, smaller areas of amenity space; and the curtilage of each property.
- Connections with the wider area comprise the new pedestrian and cycle links to adjoining sites both east and west. Buildings along these routes are orientated to overlook these public routes. The existing and proposed access routes provide acceptable levels of access and movement without increasing the opportunity to commit crime.
- Car parking is mainly provided within residential curtilages in driveways or in garages located to the front or side of properties, or in small courtyards overlooked by residential properties.
- Secure cycle storage is provided either in enlarged garages or in purpose built sheds located in the rear gardens.

4.0 CONCLUSION

- 4.1 The design approach has been based upon extensive detailed discussions both with local authority officers. The evolution of the design has paid regard not only to the reasons for refusal, the context of the site and its surroundings, the form and massing of nearby buildings, but also a desire to improve the permitted scheme by better reflecting the village character of Barnham and provide an enhanced quality of environment for the site's future residents.
- 4.2 The development proposals are designed with specific variety of form and finishes to reflect the architectural vernacular of Barnham and the immediate surrounding area. The approach to the scheme design will significantly enhance the character and appearance of the site, making a positive contribution to the appearance of the area.