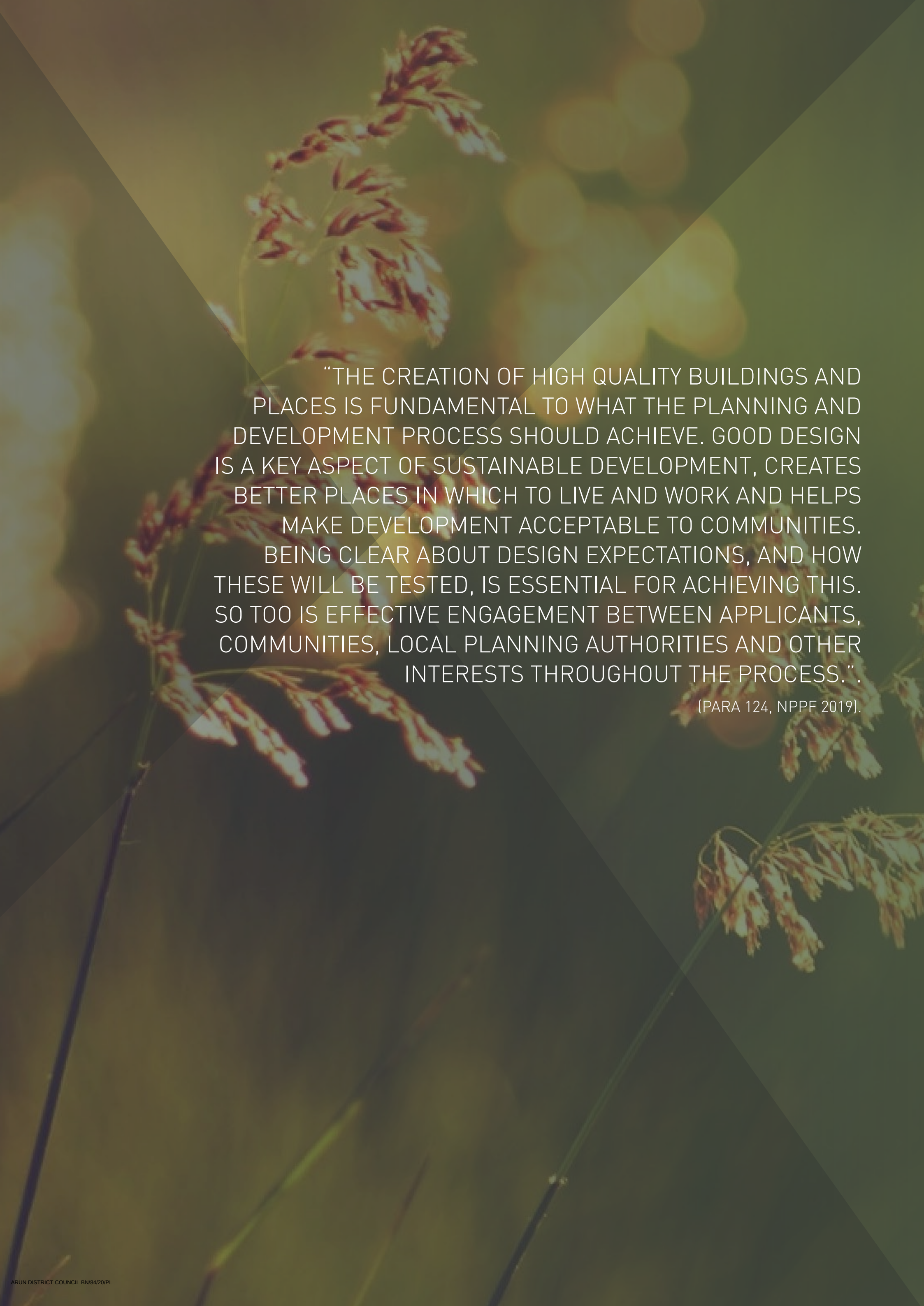


LAND AT YAPTON ROAD BARNHAM

DESIGN STATEMENT

ON BEHALF OF REDROW HOMES
PREPARED BY PEGASUS DESIGN
P19-0723_19B | SEPTEMBER 2020





“THE CREATION OF HIGH QUALITY BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES. BEING CLEAR ABOUT DESIGN EXPECTATIONS, AND HOW THESE WILL BE TESTED, IS ESSENTIAL FOR ACHIEVING THIS. SO TOO IS EFFECTIVE ENGAGEMENT BETWEEN APPLICANTS, COMMUNITIES, LOCAL PLANNING AUTHORITIES AND OTHER INTERESTS THROUGHOUT THE PROCESS.”.

(PARA 124, NPPF 2019).

ABOUT PEGASUS DESIGN

Pegasus Group’s experience embraces all types of projects within the development industry from large scale urban extensions and strategies for area regeneration to renewable energy and residential schemes.

Our work supports planning applications and we have an exceptional understanding of the development control process and planning policy requirements in relation to design. Our design team is well regarded and is increasingly involved in expert design review and witness work.



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Pegasus Design
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT
www.pegasusgroup.co.uk | T 01285 641717
Prepared by Pegasus Design
Pegasus Design is part of Pegasus Group Ltd
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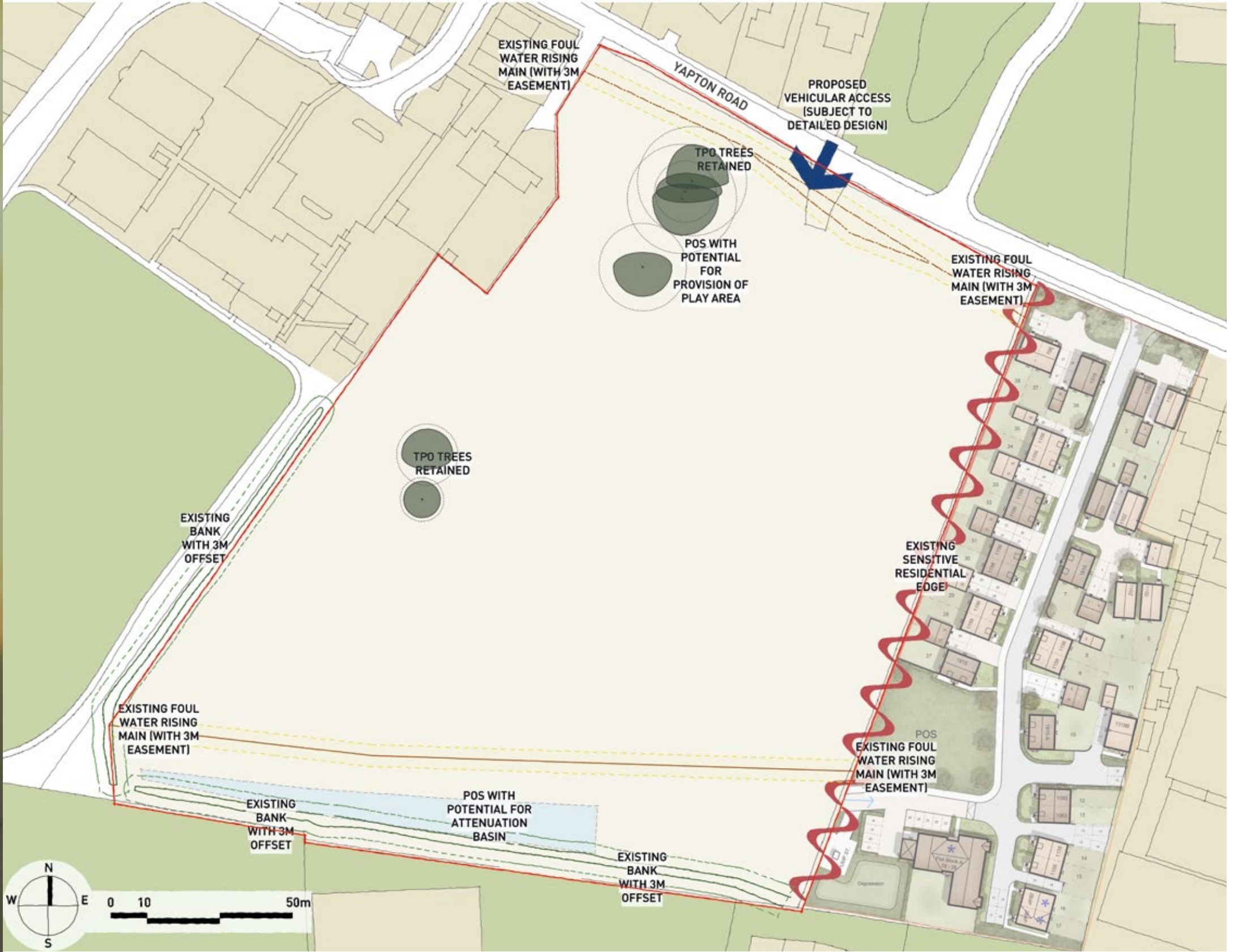
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SECTION 1 | INTRODUCTION

PURPOSE OF THE STATEMENT

- 1.1 This statement has been prepared by Pegasus Design on behalf of Redrow Homes to accompany the revised s73 planning application for residential development on the land at Yapton Road, Barnham.
- 1.2 The statement has been prepared having had regard to the National Design Guide published by the Government in October 2019 and the Final Draft of the emerging Arun District Design Guide Supplementary Planning Document published by the Council in April 2020.
- 1.3 This document is set out in the following sections:
 - Section 1: Introduction** – outlines the purpose of the document;
 - Section 2: Opportunities & Constraints and Planning History**– considers the existing site features and complex planning history of the site;
 - Section 3: Design Proposals** – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.
- 1.4 This statement should be read in conjunction with the s73 Planning Application and its accompanying documents.



OPPORTUNITIES & CONSTRAINTS PLAN

SECTION 2 | OPPORTUNITIES & CONSTRAINTS AND PLANNING HISTORY

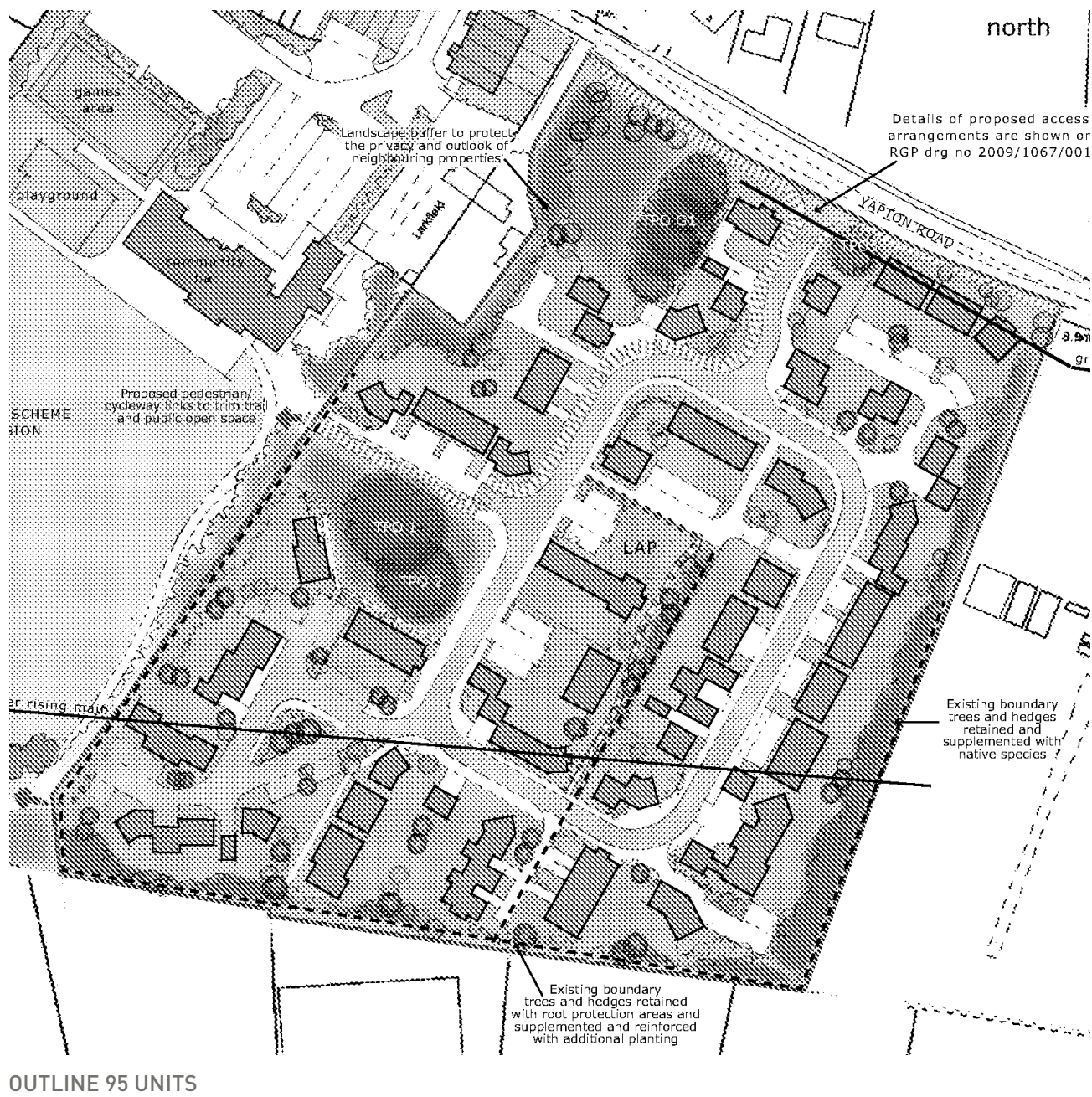
SITE FEATURES

- 2.1 **Protected Trees:** A number of trees on site are covered by a Tree Preservation Order. Whilst the first planning permission on the site sought to remove these trees, and was approved, Redrow are keen to retain existing landscape features where possible.
- 2.2 **Foul Rising Mains:** Two pipes run across the site (from east to west). The exact location of the pipes was established in late 2019, and as these pipes cannot be relocated, it required an alternative design approach to be taken with the site.
- 2.3 **Boundary Ditches:** There are ditches along the southern and western boundaries of the site, which we understand form part of the surface water drainage strategy in the wider area. Continued access for the maintenance of these ditches is important and at least 3 metres needs to be provided.
- 2.4 **Matthew Homes:** A reserved matters consent was granted at appeal in November 2018 which confirmed the proposed layout of homes on the site. Whilst the principles of development for the site have been established through the full consent, there is an opportunity to respond to the Matthew Homes scheme.
- 2.5 **Neighbouring Properties:** The existing properties at Murrells Cottages and Yapton Road sit to the north west of the site. These properties will need to be considered within the design of the development.
- 2.6 **Murrell's Field:** Immediately west of the site is Murrell's Field, and the Barnham Community Centre. There are opportunities to provide access between the proposed development and Murrell's Field, which will need to be considered in detail to meet the needs of all parties.
- 2.7 **Access from Yapton Road:** Access into the site has always been shown via Yapton Road, and this provides the only logical access into the site. Locating the access centrally provides good visibility in both directions along the road, and limits impact on other accesses off Yapton Road (including accesses for Matthew Homes and Devonshire Lane).
- 2.8 **Surface Water Management:** In addition to the ditches on site being retain and made more accessible, there will be a need to provide a surface water management scheme within the site. There are a number of surface water management systems that are being considered, ranging from above ground storage through to underground tanking. The surface water solution needs to be informed by a number of factors including ground conditions and potential outflows.

SECTION 2 | OPPORTUNITIES & CONSTRAINTS AND PLANNING HISTORY

2011 OUTLINE / 2014 RESERVED MATTERS CONSENTS

- 2.9 BN/27/09 – Outline planning permission was granted on appeal in January 2011 for the demolition of all existing structures and the redevelopment of the site with up to 95 homes. The level of affordable housing was later reduced from 40% to 30% through a modification to the legal agreement.
- 2.10 BN/29/13 – A Reserved Matters application was submitted in relation to the 2011 Outline planning permission and approved in March 2014 for 86 homes. This planning permission was implemented in **March 2016**.



2017 FULL CONSENT 95 UNITS

2.11 BN/43/16/PL – Full application for 95 homes was approved by Arun District Council in May 2017. The layout follows a number of the principles of the 86 home scheme, with an access centrally located on Yapton Road. However, the new layout creates a linear open space along the southern edge of the site.



2017 FULL CONSENT 95 UNITS

2019 S73 TO AMEND FULL CONSENT

- 2.12 BN/43/18/PL – A Section 73 application was granted in January 2019 to vary Condition 2 of the 2017 full planning permission. Condition 2 related to the approved plans and the S73 application agreed a number of minor changes to the layout and elevations of houses and increasing the heights of a number of buildings. The layout continued to follow a number of the established principles, with a central access from Yapton Road, and a road network that branched out after entering the site.
- 2.13 BN/93/19/PL – A Section 73 application was granted in February 2020 to vary the trigger point of Condition 18 of the 2017 full planning permission from pre commencement to prior to occupation. Condition 18 related to the access and associated off-site highway works. The layout of the development remained unchanged from the 2017 full planning permission. This permission was implemented in April 2020.



2019 S73 TO 2017 FULL CONSENT



REDROW'S SCHEME AT ASHDOWN VALE

SECTION 3 | DESIGN PROPOSALS

INTRODUCTION

- 3.1 Redrow Homes prepares all layouts to achieve the highest design quality. The business completes an internal design review process built around the Redrow 8 principles on all schemes moving towards a planning submission. Used alongside the Arun District Design Guide SPD, the Redrow 8 principles are closely aligned to the ten characteristics set out in the National Design Guide. The explanation below explains how these ten characteristics have been assessed and understood at Yapton Road, Barnham.



1. Context

- 3.2 The site is located to the south of Barnham village centre, on B2233 Yapton Road. Directly to the east of the application site is the approved Matthew Homes development (also referred to as Lillies Caravan Park) for 38 dwellings (planning application reference: BN/6/18/RES). To the south of the site are agricultural properties. To the west is Barnham Community Hall, including the playing fields and children's park.

2. Identity

- 3.3 The design of the development has sought to create a distinct identity, with the creation of key spaces, such as the entrance open space and southern open space, allowing homes to front on to the open space and provide surveillance as well as a sense of place. Materials have been applied to the site to create a varied street scene, so buildings adjacent to each other do not appear the same or repetitive. The layout has responded to the site features, both above and below ground, such as the retention of TPO trees at multiple locations within the site, and the avoidance of two foul water rising main sewers that cross the site. The TPO trees have helped define the areas of public open space within the development.

3. Built Form

- 3.4 The design principles as set out in previously approved schemes (see Planning History section) have helped inform built form principles of the proposed scheme at Yapton Road, Barnham. This, along with the dimensions of the site, lead to a natural design solution for the built form on the site. The design creates perimeter blocks to provide natural surveillance onto the open spaces around the site, and the principal street running into the site.

4. Movement

- 3.5 The principles of movement around the site have been established by the outline planning permission. Vehicular access into the site is taken from Yapton Road on the northern boundary of the site in the form of a priority 'T' junction. A separate 3m wide footway / cycleway is provided alongside this access road into the site. The proposed layout creates a clear street hierarchy with a single central main street into the site, branching off into two more informal block paved streets which run to the edges of development. A series of private drives serve properties from these two streets. The design has made provision for a 3m wide footway / cycleway across the site which connects with the Matthew Homes development to the east, through to the Community Hall land to the west. The inclusion of this link is a key design feature to improve permeability at key desire lines within the site for all mode users.



5. Nature

3.6 A number of TPO trees are located within the site, which have been retained and respected. The hedgerow along the southern boundary of the site has also been protected to provide a natural buffer between the development and the agricultural properties to the south. Ecological enhancements have been considered by the design team to inform the development of the layout.

6. Public Spaces

3.7 The proposed layout has provided open space in three main areas across the site - as an entrance square, with the grand TPO trees at the heart; a small pocket of open space in the western area of the site, again including the retention of TPO trees; and a large area of open space along the southern boundary of the site which provides a soft edge to the development and includes the attenuation basin.







7. Uses

- 3.8 The site is subject of an extensive planning history, including an implemented planning permission for 95 no. dwellings on the land. Further details are explained in the Planning History section of this document.

8. Homes and buildings

- 3.9 The 95 homes on the site have been designed in accordance with previous planning permissions on the site, with a mix of 2, 3 and 4 bedroom open market properties and 1 and 2 bedroom affordable properties. The development achieves an average net density of 36 dwellings per hectare (dph). This density allows for the formation of differing densities across the site including higher density in the central parts of the site and lower densities generally near landscape sensitive areas, with the exception of higher density landscaped edge in the south eastern corner of site to reflect the scale and massing of the adjacent approved Matthews Homes scheme. Overall the density results in the efficient use of the site whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the development into the surrounding areas.
- 3.10 The density allows for a range of dwellings across the site with varying sizes and tenures in order to accommodate a variety of household types. This provides a hierarchy of dwellings from large detached properties with larger plots through to smaller terraced forms allowing for a variety in the proposed streetscape. All properties have access to outdoor space, either in private gardens, or within the wider amenity spaces within the site.

9. Resources

- 3.11 The principles of resources were considered by the Local Authority as part of the Outline Planning application. However, Redrow always seeks to build homes that will comply with building regulations and provide future homeowners with opportunities to reduce their impact on resources, as such Redrow follows a fabric first approach to ensure homes are well insulated and energy used is not wasted.



Accommodation Schedule

Open Market Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Buxton	2	2	4	727	2,908
Stratford Lifestyle	3	2	11	1218	13,398
Oxford Lifestyle	3	2	13	1318	17,134
Leamington Lifestyle	3	2	8	1417	11,336
Marlow	4	2	11	1289	14,179
Cambridge	4	2	7	1393	9,751
Shaftesbury	4	2	3	1427	4,281
Harrogate	4	2	4	1555	6,220
Henley	4	2	6	1767	10,614
Total OM			67		89,821 sqft

Affordable Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Block 1 - Apartment Type A	1	1/2	6	559	3,354
Block 1 - Apartment Type B	1	1/2	2	559	1,118
Block 2 - Apartment Type A	2	1/2	3	658	1,974
Block 2 - Apartment Type B	2	1/2	3	658	1,974
Block 2 - Apartment Type C	2	1/2	3	655	1,965
Tavy	2	2	11	640	7,040
Total Affordable			28		17,645 sqft

Total Dwellings 95 **107,466 sqft**

Net Developable Area 2.44 hectares 6.07 acres

Coverage 14,350 sqft/acre

Density 36 dph

SITE LAYOUT P19-0723_10P

10. Lifespan

- 3.12 Redrow Homes aim to build homes that form new communities or integrate into existing communities. The new homes being created are built to last, using traditional construction techniques. The open spaces will be accessible to the wider community but will be managed by a management company.
- 3.13 The scheme has been designed to integrate with the wider network of emerging developments and networks, with an east-west route across the site connecting the Matthew Homes development to the east and Barnham Community Hall to the west.
- 3.14 The National Design Guide also sets out the components for good design within seven areas, which are discussed in more detail below.

11. Layout

- 3.15 The layout is informed by the implemented planning permission
- 3.16 The entrance to the site is informed by a number of constraints within the site relating to underground services, TPO trees and the principles established in the implemented planning permission. Dwellings have been created to front onto the new entrance open space.
- 3.17 The dimensions of the site and the existing constraints lends the scheme to the creation of a central street into the site, with properties facing onto this street overlooking the open space, before branching off into two less formal block paved streets which run to the edges of development. Positive frontages have been created onto all key spaces, including the open spaces to the west and south of the development. Two small mews / courtyards have been created in the centre of the site.
- 3.18 A key design consideration that evolved through the design process was the relationship between the application site and the public open space to be provided within the Matthew Homes development to the east of the site. The previously approved layout had shown no regard to this frontage. Dual facing units have been proposed at this location to front the development street to the west but at the same time respect and overlook the area of public open to the east.
- 3.19 Another key design feature of the development is the location of the apartment block within the southeast corner of the site. This block is proposed at this location, following discussions with officers, to mirror and bookend the similarly shaped apartment block proposed within the Matthew Homes development to the east of the site, and to reflect the scale and massing of the adjacent unit. This block also terminates the vista down the block paved street.

12. Form

- 3.20 The form and massing of the development responds to the residential character of the surrounding area. A variety in built form and massing has been provided with a mixture of apartments; short terraced forms and larger detached properties with detached or integral garages.

13. Scale

- 3.21 All buildings across the site are two storeys in height, with the exception of the apartment block which extends to 3 storeys to mirror the proposals within the adjacent Matthew Homes development. Boundary walls to gardens will tie in with the material for the adjoining building. Buildings have a residential scale and relate to the size of buildings in the area surrounding the site.

STREET SCENE A-AA



STREET SCENE B-BB



14. Appearance

3.22 The buildings have been designed in an arts and crafts style, utilising materials found in the local area such as brick and occasional render buildings. Further information about the arts and crafts style are set out in the materials and detailing sections below. A series of street scenes have been provided with the application which illustrate the proposed appearance of the scheme.



Key

-  Site boundary
-  Existing vegetation to be retained
-  Root protection area
-  Existing vegetation to be removed
-  Proposed soft landscape proposals
-  Front garden
-  Rear garden
-  Proposed feature trees
-  Proposed tree planting
-  Native shrub planting
-  Ornamental planting
-  Ornamental hedge planting
-  Amenity grass
-  Species rich grassland
-  Bulb planting
-  Attenuation basin
-  Focal space carriageway
-  Shared surface carriageway
-  Private drive carriageway
-  Proposed feature paving
-  Timber bollards
-  Proposed bench
-  Bin collection point
-  Easement
-  Existing ditch filled with compacted type 3 material, wrapped in Terram. Please refer to 'Site Drainage' dwg. no. 19812-GS-Z1-XX-DR-C-2061 by Gyouy Self Consulting Engineers
-  Offline Cellular storage tank. 5.5m x 33m x 0.8m deep. Please refer to 'Site Drainage' dwg. no. 19812-GS-Z1-XX-DR-C-2061 by Gyouy Self Consulting Engineers



Revisions:
First Issue: 27/11/2019 NHA

LANDSCAPE MASTERPLAN

15. Landscape

- 3.23 There are three key spaces within the scheme, the entrance space to the north of the site; the pocket of open space in the western area of the site and the large area of open space to the south of the site. The detailed landscape design has been informed by the implemented planning permission, and the technical requirements of the site.
- 3.24 Landscape proposals have been developed to build upon the existing landscape fabric of the site and complement the existing mature trees within the main areas of open space. Planting within these areas will reinforce the structure of that existing and provide a variety of species to ensure that trees remain a key feature of the site in years to come.
- 3.25 Landscape proposals at the entrance to the site, have been designed to create a formal but welcoming approach to the development, with specimen tree planting used to provide legibility and orientation.
- 3.26 Planting at the southern end of the site looks to reinforce the existing vegetated boundary and soften the transition between the development and the landscape further south. In addition, tree and shrub planting has also been used to integrate the SuDS attenuation feature within the landscape and create an area with both amenity and biodiversity benefits
- 3.27 Planting within the on-plot areas has focussed on simple robust planting that will provide both structure and colour to the residential properties, as well as create seasonal interest throughout the year.

16. Materials

3.28 The building materials across the site have been carefully selected to reflect the character of the wider area, these will include 2 no. types of brick, which is the predominant material in the wider area, along with render, which is also common in Barnham. 2 no. types of Roof tiles and tile hanging will also be provided. Whilst a broad approach to materials have been illustrated on the submitted materials plan, Redrow Homes would welcome a condition for materials to be submitted.





17. Detailing

- 3.29 Redrow Homes has a strong tradition of delivering homes in an arts and crafts style, and as set out above, with the use of local materials. Arts and crafts details can be seen throughout the homes with the inclusion of steeper roof pitches, gable ends and gablets within roof forms, porches articulated separately on the elevation, windows to front elevations with glazing bars and occasional hanging tile.

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DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Glos
GL7 1RT

Telephone: 01285 641717

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