



DESIGN, ACCESS AND PLANNING STATEMENT

Reserved Matters
Planning Application
for 45 dwellings

Land south of Burndell Road,
Yapton,
BN18 0HR
For Crayfern Homes Ltd

ADVOCO
-PLANNING

urban pulse

design



Advoco Planning Ltd

14 Oak Hill
Alresford
Hampshire
SO24 9LB

01962 736201
mail@advocoplanning.co.uk



Urban Pulse Design Ltd

The Studio
Unit 17 Vicarage Farm Business Park
Winchester Road
Fair Oak
Hampshire
SO50 7HD
02380 697010
enquiries@urbanpulsedesign.co.uk

INTRODUCTION

This combined Design, Access and Planning Statement has been prepared by Urban Pulse Design and Advoco Planning, on behalf of Crayfern Homes, to explain and support an application made to Arun District Council ('the Council') for approval of the following on Land south of Burndell Road, Yapton:

This reserved matter application follows an earlier application made by Mildren Homes under reference F/23/16/RES. The previous application sought a number of significant deviations from the original Proposed Sketch Layout Plan and s.106 and has now been withdrawn. Unlike the Mildren Homes submission, this revised scheme closely follows the Proposed Sketch Layout Plan which informed part of both the outline approval and its associated s.106. It is therefore designed to secure a development which very closely matches the aspirations of the original outline approval, and in so doing, will deliver a housing development which has the benefit of an identified community mandate.

The application description is as follows:-

'Reserved Matters (layout, scale, appearance, and landscaping) pursuant to Condition 1 of Outline Planning Permission F/7/15/OUT for residential development comprising 45 dwellings'.

Outline Planning Permission F/7/15/OUT - Summary

The Council granted outline planning permission for the development in March 2016, and this included approval for the matter of 'Access' (the formation of an access onto Burndell Road).

Attached to the outline planning permission is a Section 106 Agreement which includes commitments and covenants by the landowner and developer. This includes

(but not exhaustive):

- Affordable housing: 13 x affordable housing units (6 x affordable rented and 7 x intermediate);
- Bungalows: 6 x bungalows, 2 of which provided as affordable housing units;
- Open space: Public open space and child play area totalling no less than 6,070 sq.m (including a village green and perimeter loop);
- Estate roads: Specify roads, footways, footpaths and cycleways offered for adoption under Section 38 of the Highways Act 1980, and those that will remain private;
- Fire hydrants: location and installation of two fire hydrants, and suitable access for fire brigade vehicles;
- Financial contributions (fixed): £50,000 towards cycle infrastructure improvements and bus shelters with seating and real-time passenger information; and
- Financial contributions (occupancy-based formula): Education, library, and fire and rescue services

The above commitments and covenants will be referred to in this Statement where they are relevant to the Council's consideration of the Reserved Matters.

Outline Planning Permission F/7/15/OUT – Condition 1

There are 20 conditions attached to outline planning permission F/17/15/OUT (hereafter referred to as 'the outline planning permission'). This application for Reserved Matters approval is submitted pursuant to Condition 1 which is set out in full below.

1) The permission hereby granted is an outline permission

under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

Structure of the Statement

In the interests of submitting clear and concise information, the national and local requirements for both a Design and Access Statement and Planning Supporting Statement have been combined, although care has been taken to ensure that the formal requirements for both documents are met in this single submission.

The Statement will comprise the following sections:

Design and Access Statement

- Contextual Analysis
- Design and Access Principles
- Use and Amount
- Layout
- Scale

ADVOCO
-PLANNING

urban pulse

design

- Appearance
- Landscaping
- Access and Parking
- Drainage Strategy
- Accessibility and Sustainable Construction

Planning Compliance Statement

- Planning Policy Context
- Key Planning Considerations
- The Principle of the Development
- Housing Mix
- Architectural Design, Layout and Landscaping
- Affordable Housing
- Public Open Space and Private Gardens
- Access and Parking
- Ecology and Biodiversity
- Flood Risk and Drainage

Conclusions



Local Context Map (not to scale)

SITE

DESIGN AND ACCESS STATEMENT

The Design and Access part of this combined Statement has been prepared having regard to the requirements set out in paragraphs 30-32 of the national Planning Practice Guidance, the Council's online detailed guidance for applicants and agents, and CABE's 2006 guidance 'Design and Access Statements: How to write, read and use them'.

Contextual Analysis

Surrounding Area: The site is adjacent to the existing eastern edge of the settlement of Yapton, and is within a short distance (circa 500m) of the local services and amenities in the centre of the village.

The housing stock in Yapton is predominantly a mix of one and two-storey detached and semi-detached dwellings with private gardens, constructed in the mid-20th century. The architectural approach is suburban and conservative in style, with materials used including brickwork, render, clay and hanging tiles, white-framed windows and timber boarding.

The Site: The site extends to circa 2.4 hectares and consists of a predominantly flat area of grassland, which is well-screened by mature tree and hedgerow planting. The site is in Flood Zone 1; however, there are drainage ditches along its southern, western and eastern boundaries.

Existing vehicular access is taken from Burndell Road via a 20m wide gate between the properties 'Kyrie' and 'I Northwood Cottages'.

The site is bounded to the north and east by the gardens of dwellings which front Burndell Road (each garden has a depth of circa 30 metres) and to the south and west by grassland which appears to be in arable use.

Part of the land to the west of the site (adjacent to Fellows Gardens) has planning permission for 34 dwellings (ref Y/30/13), and is now constructed.

Land to the south of Fellows Gardens has Outline Planning Permission under reference Y/19/16/OUT 108U for 108 units.



Sub-Regional Context Map. (not to scale)

SITE

The following photographs show the variation of building types, sizes and ages:-



Existing Site Entrance



Traditional Flint House Adjacent Site



Dwellings in Burndell Road



Flint House in Burndell Way



Recently completed development to the West of the site (viewed across site)



Modern Development in Fellows Gardens



House style - Yapton



House style - Yapton



House style - Yapton



Local Context Layout. (not to scale)

Design and Access Principles

The design and access principles which have guided the formulation of these detailed proposals closely follow those which have already been tested by the Council and stakeholders as part of the outline planning permission.

As will be demonstrated, only limited deviations to the layout of the previous illustrative masterplan are proposed.

The key design and access principles include:

- High quality design – delivering attractive market and affordable homes in a landscaped and self-contained setting;
- Open space – providing useable open space within green corridors running through the centre of the site and on the site boundaries;
- Access and movement – creating a safe and permeable development for pedestrians, cyclists and vehicles; and
- Safety and amenity – ensuring plots are laid out to provide natural surveillance and to minimise impact on residential amenity.

Use and Amount

Market and affordable housing

The development proposes 45 (Class C3) dwellings, including 13 affordable housing units. This equates to circa 19 dwellings per hectare. This accords with the outline planning permission.

The scheme incorporates 6 bungalows, 4 open market and 2 affordable in accordance with the outline planning permission.

Housing Mix and Private Garden Sizes

The breakdown of the proposed floorspace and garden sizes for each of the 45 plots is set out in Table 1.

ACCOMMODATION SCHEDULE

Brundell Road, Yapton

Plot No	Open Market/Affordable	House Type	Bedrooms	Dwelling Area Sq M	Garden Area Sq M	Parking
1	Open Market	3B	3	108.92	103	SG+1PS
2	Open Market	4B	4	138.65	118	SG+2PS
3	Open Market	4B	4	138.65	124	SG+2PS
4	Open Market	3B	3	108.92	101	SG+1PS
5	Open Market	3B	3	108.92	132	SG+1PS
6	Open Market	4B	4	138.65	106	SG+2PS
7	Open Market	4B	4	138.65	124	SG+2PS
8	Open Market	4B	4	138.65	143	SG+2PS
9	Open Market	3B	3	108.92	85	SG+1PS
10	Open Market	3B	3	108.92	86	SG+1PS
11	Open Market	3B	3	108.92	85	SG+1PS
12	Open Market	3B	3	108.92	111	SG+1PS
13	Open Market	3B	3	92.00	65	2PS
14	Open Market	2B	2	78.70	56	2PS
15	Open Market	2B	2	78.70	50	2PS
16	Open Market	3B	3	92.00	73	2PS
17	Open Market	3B	3	111.40	110	2PS
18	Open Market	3B	3	94.20	91	2PS
19	Open Market	3B	3	94.20	85	2PS
20	Affordable	3B	3	94.20	95	2PS
21	Affordable	3B	3	94.20	90	2PS
22	Affordable	2B	2	78.70	55	2PS
23	Affordable	2B	2	78.70	55	2PS
24	Affordable	2B	2	78.70	67	2PS
25	Open Market	2B	2	78.70	68	2PS
26	Open Market	2B	2	78.70	54	2PS
27	Open Market	2B	2	78.70	54	2PS
28	Open Market	FOG	2	70.04		2PS
29	Open Market	3B	3	108.92	106	SG+1PS
30	Open Market	3B	3	108.92	135	SG+1PS
31	Open Market	4B	4	138.65	137	SG+2PS
32	Open Market	3BCHB	3	138.65	193	SG+1PS
33	Open Market	4BCHB	4	148.00	150	SG+2PS
34	Open Market	4BCHB	4	148.00	198	SG+2PS
35	Open Market	4BCHB	4	148.00	125	SG+2PS
36	Open Market	4B	4	138.65	270	SG+2PS
37	Open Market	4B	4	138.65	158	SG+2PS
38	Affordable	3B	3	92.00	93	2PS
39	Affordable	3B	3	92.00	94	2PS
40	Affordable	3B	3	92.00	93	2PS
41	Affordable	3B	3	92.00	94	2PS
42	Affordable	3B	3	92.00	95	2PS
43	Affordable	3B	3	92.00	85	2PS
44	Affordable	2BB	2	72.00	102	SCP+1PS
45	Affordable	2BB	3	72.00	120	SCP+1PS

National Space Standards

Beds	Persons	Required sqm	Complies
3	5P	96	Yes
4	7P	117	Yes
4	7P	117	Yes
2	5P	96	Yes
2	5P	96	Yes
4	7P	117	Yes
4	7P	117	Yes
4	7P	117	Yes
3	5P	96	Yes
3	5P	96	Yes
3	5P	96	Yes
3	5P	96	Yes
3	4P	87	Yes
2	3P	77	Yes
2	3P	77	Yes
3	4P	87	Yes
3	4P	87	Yes
3	3P	77	Yes
2	3P	77	Yes
2	3P	77	Yes
3	4P	87	Yes
3	5P	96	Yes
3	5P	96	Yes
4	7P	117	Yes
3	6P	102	Yes
4	8P	127	Yes
4	8P	127	Yes
4	8P	127	Yes
4	7P	117	Yes
4	7P	117	Yes
3	4P	87	Yes
3	4P	87	Yes
3	4P	87	Yes
3	4P	87	Yes
2	3P	61	Yes
2	3P	61	Yes

Arun Garden Space standards

Beds	Required sqm	Complies
3B Detached	85	YES
4B Detached	100	YES
4B Detached	100	YES
3B Detached	85	YES
3B Detached	85	YES
4B Detached	100	YES
4B Detached	100	YES
4B Detached	100	YES
3B Semi Det	85	YES
3B Semi Det	85	YES
3B Detached	85	YES
3B Detached	85	YES
3B Terrace	65	YES
2B Terrace	50	YES
2B Terrace	50	YES
3B Terrace	65	YES
3B Detached	85	YES
3B Semi Det	85	YES
3B Semi Det	85	YES
3B Semi Det	85	YES
2B Terrace	50	YES
2B Terrace	50	YES
2B Terrace	50	YES
2B Terrace	50	YES
2B Terrace	50	YES
3B Detached	85	YES
3B Detached	85	YES
4B Detached	100	YES
3B Detached	85	YES
4B Detached	100	YES
4B Detached	100	YES
4B Detached	100	YES
4B Detached	100	YES
4B Detached	100	YES
3B Semi Det	85	YES
3B Semi Det	85	YES
3B Semi Det	85	YES
3B Semi Det	85	YES
3B Semi Det	85	YES
2B Semi Det	85	YES
2B Semi Det	85	YES

Layout

The layout principles established through the illustrative masterplan for outline planning permission F/17/15/OUT have also been applied to this development, namely:

- Introduction of a generous green corridor running north-south through the centre of the site and around the perimeter;
- Land safeguarded in the south-west corner of the site for an equipped children's play space.
- The majority of private gardens are 'back-to-back' to maximise separation distances between dwellings;
- Dwellings orientated so as to deliver an 'outward facing' development, with active residential frontages addressing the estates roads and open space areas;
- Roads and buildings positioned to provide permeability and so as not to preclude the opportunity to provide pedestrian and cycle links across to the adjacent proposed housing development to the west;
- Avoided encroachment of built development on root protection areas of trees proposed for retention; and
- Car-parking located off-street to reduce visual clutter.



PROPOSED SITE PLAN

Scale

With the exception of the 6 bungalows, all of the dwellings will be two-storeys in height, with a mix of hipped and pitched roofs. All integrated and separate garages and car ports are one-storey in height. This modest scale is consistent with that of existing housing in the locality, including on Burndell Road, Fordwater Gardens and Yapton Road.



SCALE & ACTIVE FRONTAGE PLAN

Appearance

A traditional approach to the appearance of the dwellings has been chosen which is in-keeping with the character of existing residential development in the local area.

There is consistency in the proposed palette of materials which creates a collective identity for the new development: This includes:



Facing Brick



Flint Walls



Facing Brick



Reconstituted Stone



Plain Tiles



Slate Effect

However, there are differences in the roof profiles, and the location of chimneys and windows, which reflects the difference in the size and internal layout of the individual dwellings. These differences also provide variety and additional visual interest to the proposed streetscene.

