



LAND AT BILSHAM ROAD,

YAPTON, WEST SUSSEX

ALLOCATION SD7

DESIGN STATEMENT

REVISION E - NEW APPLICATION, SEPTEMBER 2021



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1.0

INTRODUCTION

OSP architecture has been appointed by Bilsham Road LLP to take the detail design of this scheme forward to a reserved matters submission for the development of 250 flats and houses on the land at Bilsham Road, Yapton, West Sussex.

This proposed scheme has been designed on the back of the site allocation (SD7) for 550 dwellings, the outline application (Y/91/17/OUT) and the submission and condition approval of the Design Code (Y/40/20/DOC).

This document sets out the context of the emerging scheme in relation to the previous approvals, summarises the constraints as further detail has been established through the surveys and investigations, the technical detail of the proposed scheme to ensure compliance and the architecture of the scheme based on the parameters set out in the Design Code.

The objective is to demonstrate what is to be approved satisfies the aspirations of all stakeholders and provides a whole site coordinated development that will leave a positive legacy for the village of Yapton.



PURPOSE OF THIS DOCUMENT

2.1 PURPOSE OF DOCUMENT

This document is produced with a purpose of setting out the technical detail of the proposals and demonstrating its compliance with the site allocation, outline approval and Design Code Masterplan. It should be read in conjunction with the whole application packages from all the consultant team.

Key with this document is to not extensively repeat the work already done on the outline application and to concentrate on the compliance of what we are proposing to satisfy the parameters set in the approval and the subsequent Design Code. Where relevant we will summarise and reference to that previously completed.

2.2 DESIGN TEAM

The design team have been coordinating their designs to ensure that all elements of architecture, landscaping, engineering and highways are compliant to the Design Code Masterplan and provides a seamless juncture to the adjacent Barratts / David Wilson (BDW) development on the Drove land. We have been working collectively with the BDW and their design teams to ensure that all elements are considered and designed appropriately.

Client –	Bilsham Road LLP
Contractor –	Thakeham
Project Management –	Rund Partnership
Principle Designer (CDM) –	Rund Partnership
Planning consultant –	Nexus Planning
Sustainability –	Southern Energy Consultants
Architect –	OSP Architecture
Landscape Architects –	FPCR Environment and Design
Ecology –	Ecology Partnership
Archaeology –	Thames Valley Archaeology services
Arboriculture –	PJC
Transport –	Odyssey
Drainage –	Odyssey
Utilities –	TDS



Aerial photograph of site and context

SITE ALLOCATION SUMMARY

It has been well documented in the approved outline design and access and planning statements the parameters of the SD7 site allocation. The whole site allocation has been referenced continuously to ensure we are following the aspirations and vision that was set when this site was considered for allocation. The allocation has been the binding factor in ensuring what is delivered between the two developers and through the two outline and reserved matters is consistent in its approaches. The single design code to clear condition six has and will continually ensure that this is the case. The adjacent plan summarises the allocation site.



Yaptun SD7 Allocation in relation to the application site

4.0

OUTLINE APPLICATION SUMMARY

The Outline planning application (ref: Y/91/17/OUT) was submitted on behalf of Gleeson Strategic Land Limited for the following.

"Development of up to 250 residential dwellings (C3), vehicular access, public open space, ancillary works and associated infrastructure."

The application was approved on 4th April 2019, with all matters reserved except access.

A comprehensive Design and Access Statement was included as part of the Outline application and this document forms the basis of the parameters described as part of this Design Code.

The illustrative layout proposed as part of the approved Outline application is shown (right).

The application site forms part of the allocation "Yapton SD7". The plan (right) shows the application site outlined in red and the allocation site, outlined in green.

The approved plans and design and access statement have been referenced throughout the scheme design and cemented into the proposals through the design code. There are a number of parameters plans that set the land use and green infrastructure which we compare later in this document. The layout that was submitted is indicative but as its structure and form has been built on the context and spatial layering established at outline we have, in principle, followed this in the proposals that emerged in the detail design.

The building typologies, fenestration detail and materiality of the architecture was well documented in the outline application and is effectively referenced to the context of the village. We will not repeat this work in this design statement but look to build on it through the parameters set in the design code and the detail design we present.



Approved Outline application Illustrative site layout (Richards Urban Design Ltd.)

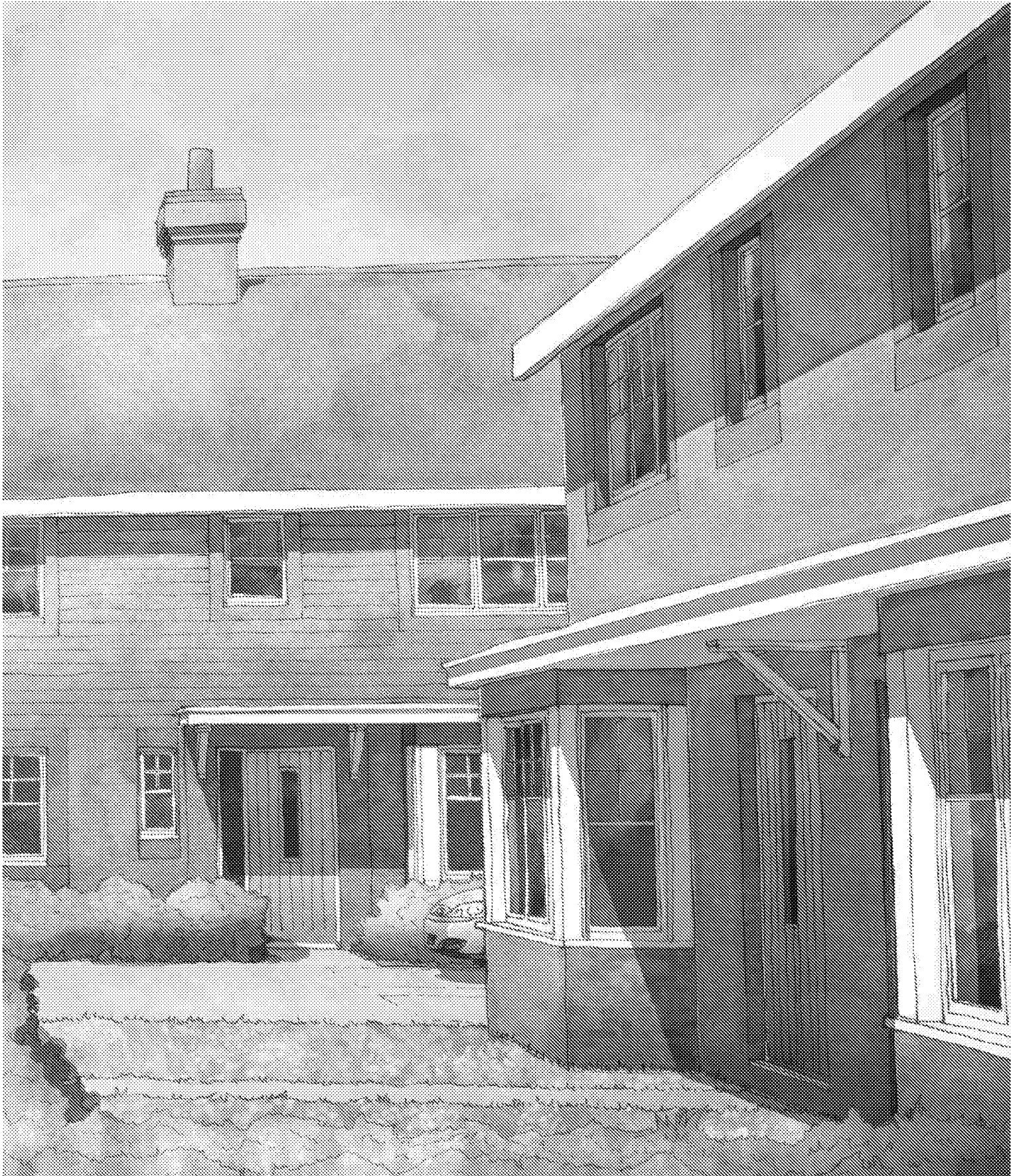
SUMMARY OF INITIAL WITHDRAWAL

The previous application was withdrawn after an extensive list of amendments was issued to the planning and design team from Arun District Council. Many of these points were in relation to ensuring that the relevant design detail was available and the master planning was respective of the Arun Design Guide.

Below we summarise the main points that covered the architecture, Landscaping, Drainage and Highway designs. This revised scheme has been amended to satisfy all the points raised.

This has not altered the master plan extensively with most points picked up in the detail of the proposals.

- **Hyde Park confirmed it was not possible to remove permitted development rights from garages.**
- **Core grass to be used on visitor spaces but accessibility would need to be considered**
- **Discussion of additional links between Gladstone Road and Loveys Road only.**
- **Site layout requires amending to allow for rear access path to properties on Tack Lee Road. Security and access rights needs to be considered.**
- **Preference was for no dwellings to be side on however would be accepted if additional street trees were proposed in these locations. Additional planting considered in identified areas.**
- **Larger central green requested. OSP confirmed area was already increased and if actioned development rights would be lost.**
- **Layout was updated to show trees lining the edge adjacent to the main street**
- **Awaiting confirmation over SuDS concerns. Pending confirmation from Odyssey**
- **Due to redesign of the bungalow Plot 90 overlooks Ploy 87 and 88’s rear garden. Redesign would be needed again to avoid this.**
- **Housing mix didn’t accord with YDNP H2 or SHMAA in policy H DM1 of the ALP. Nexus to review and liaise with Hyde Housing.**
- **Due to a number of factors such as typology, plotting configurations and architecture. some house types were only 1 tenure so will not be tenure blind. Aside from the flats there is zero difference between tenures.**
- **Some house types did not comply with space standards. 49 out of 85 2B4P houses were undersized. 29 out of 84 3B5P houses were under the requirement of 93m2.**
- **The interface between plot 192 at the rear of 39 Tack Lee Road was the correct measurement of 21.**
- **A number of shortfalls on various plots that did not comply with the design guide parameters were raised.**
- **Concerns were raised regarding rear garden depths, particularly between 10m and 10.5m. Some instances could be accepted as per the flexible design guide however gardens less than 10m couldn’t be supported.**
- **All 3 site areas should have red, brown and grey roof tiles. Amendments can be made to suit as required.**



5.0

DESIGN CODE SUMMARY

We submitted the Design Code to satisfy condition six of the outline application in the spring of 2020 which was approved in that summer. The design code was produced to cover the whole site allocation and had the joint input from the Bilsham Road LLP and Barratts design teams. The single Design Code to cover the respective condition six of the two outline approvals will ensure a coherent approach to the developments. The text of the conditions highlighted eight key headings from which the content of the document was built around, these were.

- Character areas
- Street hierarchy
- Building typologies
- Key buildings
- The approach to car parking
- Structural planting
- Street furniture
- Lighting and treatment of the public realm

The proposed scheme has been designed with the design code at its core and sets the parameters for the formation of the layout along with detail of the architecture through the character area appraisals. The character areas on this application covers the Drove Park (split across the Barratts Scheme) the Bilsham Road and the Loveys areas. The specific details in relation to typologies, roof types, heights and massing, densities, boundary treatments, public realm, fenestration detail and materials are clearly appraised and have informed our approach to the scheme design.

Application name	Land at Bilsham Road, Yapton.
Application reference	Y/91/17/OUT
Description of Development	"Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan."
Committee date	16.01 2019
Date of decision	04.04.2019
Condition 6	Prior to the submission of any reserved matters application a Design Code masterplan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the; Illustrative Site Layout Plan – 1244G.03A Design and Access Statement – 19th October 2018 The Design Code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved Design Code. <i>Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.</i>

Table 1: Description of the approved outline planning applications



6.0

PARAMETER PLANS

As part of the outline application and in the production of the design code a series of parameter plans have been produced which set out various considerations that had to be reflected in the proposed RM scheme. The key parameter is in relation to the land use which we set out to the right with the outline and RM plans for comparison. In the detail of the open space this provides 2.5ha of Natural open green space, 0.75ha of Amenity open green space, 0.53 of SUDS basins and 0.1 hectare of play space.



Land use parameter plan



Proposed land use parameter plan

7.0

MASTERPLAN

7.1 CONSTRAINTS

The site constraints were considered in depth at outline stage and these were updated to inform the design code and in turn the final master plan and site layout plan. The key constraints that have been considered in the proposed scheme have been.

- **Existing trees** the survey information that was available at outline stage has been considered with the Spreads, RPAs and shadowing. Care in the site master planning and the designing of the detailed layout to ensure that distancing to the trees and respecting the RPAs have been considered and adequate protection can be put in place throughout the construction phase. The future of the existing on-site trees has also been considered so that there are no pressures to cut back and / or remove them by prospective residents. No existing trees sit in rear gardens.
- **Existing hedgerows** as with the trees these have been retained and the plotting planned to not place pressure on them be removed in the future.
- **Flood zone** the flood zone has been considered in the site planning with all plots, services, and infrastructure (apart from the village street) outside of the identified area.
- **Rights of Way** the site planning has worked hard to ensure that the scheme is well connected. This is within the context site of the internal site movement, to the adjacent Barratts development, to the wider adjacent communities and to the various PROW that move through and around the site.
- **Back to boundary distances** through the pre app consultations the importance of separation from the rears of the proposed houses to the existing properties that back onto the site was evident. We have moved properties away from the boundary and produced a supporting layout to demonstrate this.



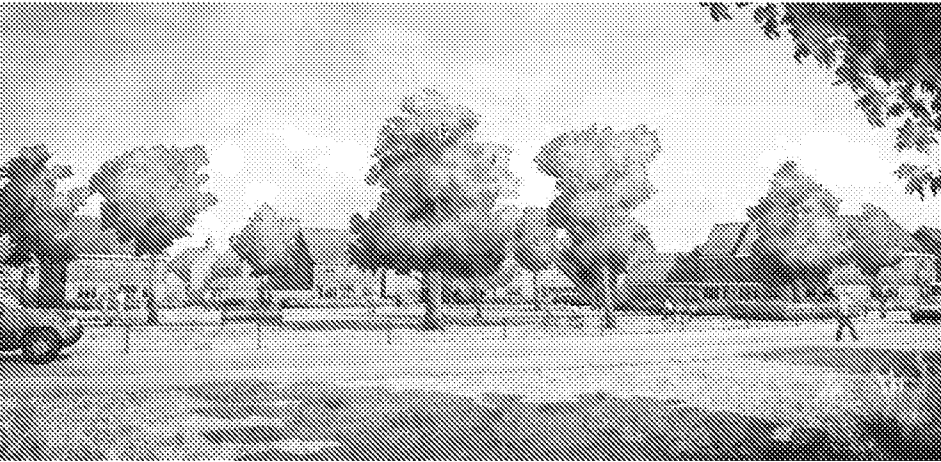
7.0

MASTERPLAN

7.2 GREEN INFRASTRUCTURE

The key spatial layer in this proposal is the landscape led approach to ensure that the proposals considers the.

- The wider landscape characters.
- The on-site landscape constraints
- The legibility of the open spaces to the wider connectivity and movement framework across the site
- The areas of proposed amenity and natural open space and how these work with the blue infrastructure
- The landscape character in relation to the design code and public realm
- The location and design of the play areas
- The green infrastructure and the wider ecological benefits this will bring.



Illustrative view across the northern green



7.0

MASTERPLAN

7.3 BLUE INFRASTRUCTURE

The drainage strategy has been detailed from an early stage with the exact solutions drawn up at the outline stage. The proposed scheme has been informed around this early work with the basin locations and their size generally remaining in the same location. The depths will increase as the calculations are confirmed with the amenity value being removed from the POS calculations.



7.0

MASTERPLAN

7.4 ROAD HIERARCHY / CONNECTIONS

There are no significant changes to the road strategy as presented in the approved design code. The key has been to maintain the route and character of the village street and ensure the linkages to the adjacent Barratts site is compatible. The secondary routes, lanes and drives have been located depending on the plotting widths of the parcels some minor rationalising on the northern part of the site. The pedestrian links to the PROWs and to the adjacent housing and Barratts scheme will be delivered as set out in design code.



7.0
MASTERPLAN

7.5 PARCELS, FRONTAGES, KEY BUILDINGS,
VIEWING CORRIDORS

The proposals we are bringing forward have been built on the back the outline master-planning. The parameters and indicative site layout that was submitted works well in the village and site context and the character area proposals have created a good foundation for the emerging scheme to be developed from. The Proposed Development accords with the parcel structure, frontages and key buildings as established through the outline planning permission and approved design code.

Key to our proposals is understanding the legibility of the scheme and where the public realm requires the uplift. What we bring forward is developed on this basis taking on board the setting, viewing corridors etc, and balancing the approach to not over design the scheme.

