

CLAYS FARM, YAPTON

RESERVED MATTER APPLICATION | DESIGN RESPONSE DOCUMENT

MAY 2021

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This document is a Design Guide response that aims to demonstrate how the proposed development has evolved from the previously approved proposal (Y/83/19/OUT) and meets or exceeds key design objectives as identified in the Arun Design Guide SPD.

Some of these objectives were addressed in the consented scheme submitted for outline in "The national design guide policy addendum" which this document will further expand on.

Outline approval was given for an indicative layout consisting of 33 dwellings in a mix of 2,3 and 4 bed units, an area of POS/Children's play area in the south west corner of the site, access to be formed via an existing but to be improved bell mouth, a landscape buffer along the site boundary to protect existing trees and to provide indicative pedestrian links to sites in the north and south.

The plan opposite is the indicative layout proposed, this document will describe how the aims have been achieved and adhered through design evolution and consideration.



RESPONDING TO THE ARUN DESIGN GUIDE

DESIGN GUIDE MATRIX

Introduction

This document has been structured to address the Arun Design Guide (Jan 2021 SPD) taking into consideration key relevant chapters to describe how the design process and considerations have been implemented to meet the aspirations as set out in the Design Guide. There is inevitably cross over areas which will be summarised in this section.

Responding to the site and its setting

The proposed development picks up established design principles agreed through the existing Outline Approval and expands on them. Further explanations can be found in the Design Rationale section that captures the specifics and expands on them.

On the following page is a plan illustrating how the proposed development sits and provides new connections as well as responds to the surrounding countryside in the south west corner with the inclusion of a public open space. Trees and green buffers are retained to soften the views into the site and privacy for the surrounding developments.

This plan also shows how the development pattern, layout and scale of development follows established principles for the area, whilst still creates a unique and distinctive place through a varied streetscene achieved through careful consideration for placement of dwellings and landscape features.

Natural Environment

An LVIA was submitted as part of the outline application that provides a basis for how the layout evolved. A tree survey identified key trees and hedgerows. Furthermore, proposed housing to the east created a need for a setback for adjacent properties within the development boundary.

The wider countryside also provides a natural invitation to provide links to blend in development with the existing landscape which led the decision to provide an area of open space in the south west corner of the site. This also lends itself to the green edge provided on the two developments to the north and south.

New planting, trees, soft and hard landscaping and a SuDS feature are intended to strengthen existing landscape features, providing a high quality public realm and natural environment. Furthermore, connecting green spaces and ecological corridors ensuring a positive contribution is made to existing habitats and biodiversity.

Movement Framework

The site is accessed from an existing connection to North End Road. Further improvements by providing a north south connection to surrounding sites will enhance pedestrian and cycle permeability allowing easy access to the surrounding services in Yapton separated from vehicular traffic.

Parking Strategy

Parking provision meets the Arun Parking Standards and careful thought has been given to ensure that the street scene is not car dominated, through variation of parking arrangements from on plot, parking courts, on street and visitor spaces. Designing out crime was an important factor on deciding on car parking arrangements and is aimed to meet recommendations as set out in "Secured by Design: Homes 2019".

Building Design

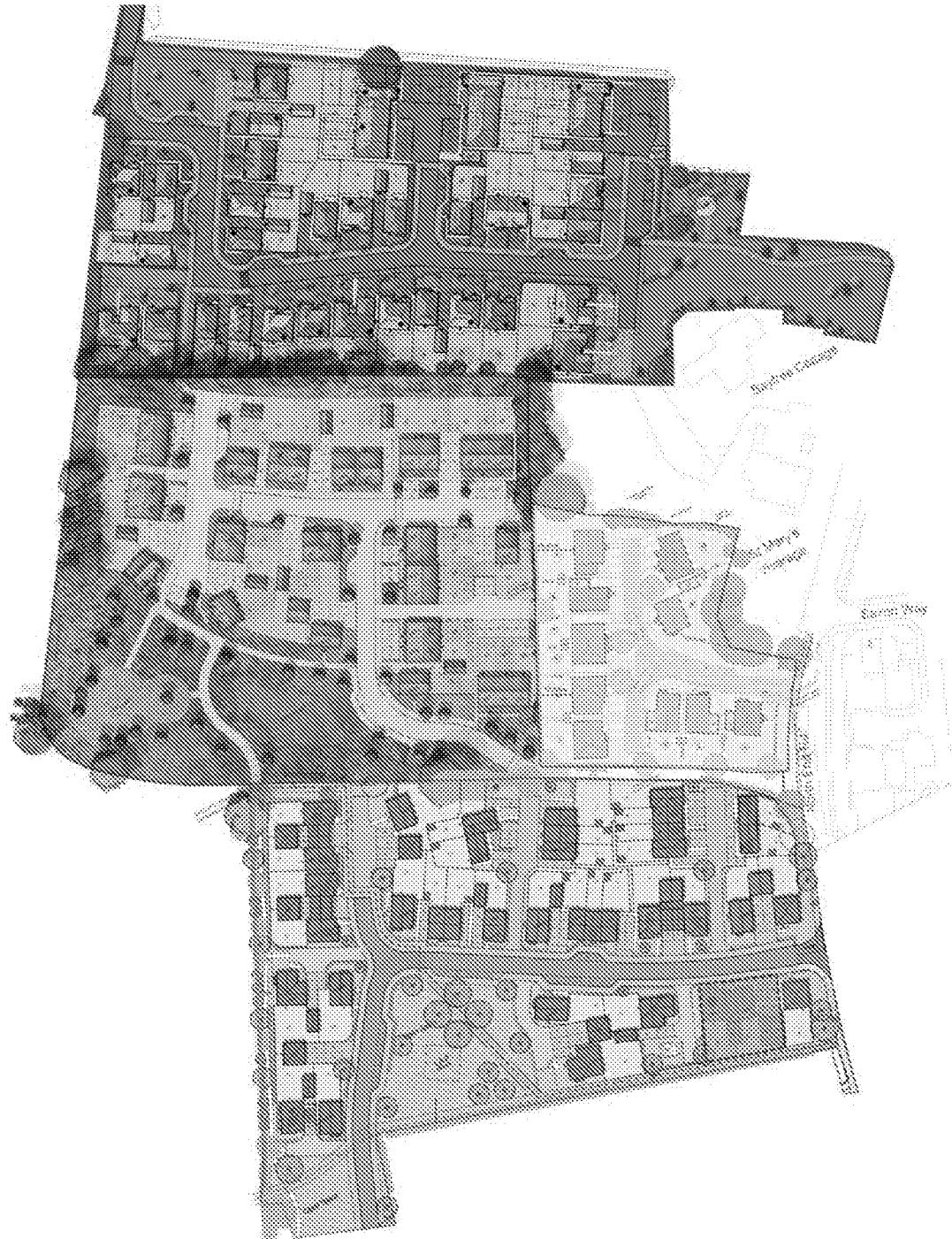
Buildings have been designed to incorporate local forms and features and utilising materials that predominate in the area. They have also been arranged to respond to site conditions to provide enclosure and privacy to the surrounding developments, and open up to the surrounding countryside.

A handful of key buildings have been utilised to frame views and end vistas at the end of streets. Surrounding the open space, buildings have been organised to maximise views, provide anchor points for legibility and animate the public realm.

Along streets, buildings are outward looking providing natural surveillance, strong building lines and variation as dictated by plot conditions, including provision of corner turning units where appropriate.

Building scale and massing is directly influenced by the predominance of 1 and 2 storey buildings in the local area, with variation on ridge heights and architectural features to provide for visual interest moving through the site. Further details are included in the section on Built Form.

The following pages will all consider the above in more specific detail responding to the Arun Design Guide, extrapolating the various elements that create a sense of place from both the natural and built environment.



CONTEXT

SITE APPRAISAL

The proposed development site at Clays Farm to the north of Yapton and is nestled between two other approved development sites to the north and south, and a smaller development to the east, creating a new settlement boundary on the western side of North End Road, which provides access to the site.

The village centre is located just over 500 metres to the east, falling just outside of a 5 minute walking distance. Existing shops, services, major routes and public transport links are all accessible from the village centre.

KEY

- The Site 
- School 
- Bus stop 
- Community Centre 
- Convenience store 
- Playground 
- Church 
- Allotment 



DESIGN RATIONALE

CONCEPT DEVELOPMENT

The design has sought to emphasise the rural nature of the site by providing generous landscaped green open spaces on arrival, with dwellings overlooking to provide safety and a sense of ownership.

Furthermore, utilising the existing trees along the site boundary provides natural landscape buffers, softening the visual impact of the development and builds on the rural edge. Openings between the trees provide long views into the surrounding countryside.

The main design change to emerge building on the principles established at outline stage is to internalise vehicular movement, leaving the southern edge facing onto the public open space and play area free from vehicular movement except from the south eastern corner from where the site is accessed.



BUILT FORM

ARCHITECTURAL RESPONSE

The proposed architectural character of the settlement is in-keeping with the surrounding area, including the proposal of terraces, semi-detached and detached dwellings.

The prevalent building material will be brick, details to be submitted separately.

Key buildings, in particular elevations facing the open space will feature tile hanging creating variation and interest to the public realm.

Architectural details prevalent in the local area are to be reflected in the architectural treatment, including the use of lean to porches, corbelling, brick dentil, brick sills and lintels.

Roofscapes take the form of gable ends with instances of half dormers to create interest in some select locations.

Windows will have a vertical emphasis, reflecting local vernacular and providing a structured hierarchy to openings.

The scale of development will be kept within two storeys across the development site.



MOVEMENT

APPROVED ACCESS & POTENTIAL LINKS

Access was approved and secured as part of the Outline approval. Movement around the site was also established at outline approval and have largely been kept with subtle changes to lower car dominance and infrastructure on the proposed layout.

Further pedestrian links into neighbouring sites to the north and south will be incorporated. These will be aligned to join existing routes within the respective sites, and discussion will ensure surface materials match. Details have yet to be submitted, so this will be agreed once these have been approved.

A clear hierarchy of streets and shared surfaces enables distinct movement patterns around the site. Infrastructure improvements beyond the site boundary will be dealt with in details will be provided separately.

PARKING STRATEGY

Parking provision meets the Arun Parking Standards SPD.

- 2 Parking spaces per 2 & 3 bedroom dwelling
- 3 Parking spaces per 4 bedroom dwelling
- 7 Visitor spaces (20% of all units)



NATURE

OVERVIEW AND OBJECTIVES

The landscape strategy seeks to compliment the new residential development, by integrating it within its surrounding landscape context whilst retaining and enhancing the existing landscape features on the site for the benefit of residents.

PROPOSED LANDSCAPE CHARACTER AND DEVELOPMENT INTEGRATION

In response to the landscape character and visual setting of the site a cohesive landscape strategy for the new development has been formed. The landscape strategy seeks to:-

- Maintain and reinforce a hedged / treed character to the site's boundaries in order to provide a sense of containment to the development and minimise visual intrusion onto adjoining properties;
- Have due regard to the relationship between the development and the adjacent, neighbouring developments. Where appropriate, providing suitably buffers and space separation;
- Provide a quality public realm scheme made up of streets and green open space within the development for the enjoyment of users for informal leisure and recreation and compliment the setting of the built form;

Distinct landscape character areas are proposed as part of the new development; these would include:

Primary route: A quality residential frontage to the central green open space and main residential road, with domestic scale frontages, parking set back from the building line, informal street tree planting to compliment the country park style of the open space.

Central green space: An informal green space to the development with meandering paths, new formal play space, areas of informal parkland planting and greater landscape diversity through different planting types and informal meadow basins.

SOFT LANDSCAPE PALETTE

The proposals seek to build on the existing landscape fabric through the introduction of enhanced native boundary tree and hedgerow planting, specimen parkland trees within the open spaces, formal street tree planting, short and long grassland and ornamental shrub planting. The species selection are appropriate to the local growing conditions, intended purpose and level of maintenance using a range of species to provide long, medium and pioneer species. Species selection will favour native species and cultivars wherever practical and be chosen and managed such that they promote local wildlife and biodiversity, in particular habitats for birds, invertebrates, bats, reptiles and amphibians.

A palette of tree, shrub and meadow grassland species would be used to provide a rich and varied planting scheme. Defining species would be used to provide interesting points of focus.

Evergreen shrub planting would provide softening to vertical structures such as walls and fences, with self-clinging climbing shrubs also used to reduce the visual effects of these hard enclosures. Clipped evergreen hedgerows would provide an informal boundary treatment to frontages. Cottage and garden type planting would provide seasonal interest through its colour, texture and scent, whilst also contributing to the rural domestic character of the residential frontages.

ARBORICULTURAL ISSUES

The scheme seeks to retain mature, high quality trees. The only tree removal is focussed at the immediate site entrance. This collection of largely low quality trees will be replaced by a range of new tree planting throughout the scheme. The new tree planting palette includes native, flowering and fruit producing species. Over 50 new trees will be planted across the scheme"



PUBLIC SPACE

PUBLIC OPEN SPACE PROVISION

This proposal will exceed the required 2534.4sqm identified in the outline decision notice of public open space including a LEAP and a LAP. The south western corner will be designed to provide a valuable asset for the new development, and the wider area with green space surrounding a play area with a backdrop of the surrounding countryside and dwellings organised to provide passive surveillance for safety.

Tree planting and soft landscaping is introduced to cushion the hard landscaping elements, ensuring the physical environment is pleasant for residents and passers by alike. Streets have been designed with pedestrians in mind, but allowing for vehicular movement, emergency vehicle access and refuse collection.

KEY

Public open space 2540sqm

LEAP/LAP 615 sqm



USES

TENURE

The approved outline application stipulated provision of affordable housing to meet Policy AH SP2 which requires a minimum of 30%. The proposed development will be fully affordable mixed between affordable rent and affordable intermediate housing. The plan illustrates the affordable units secured in the S106 in relation to the overall provision of a fully affordable residential development.

KEY

- S106 Affordable intermediate
- S106 Affordable rented
- Affordable rented
- Affordable intermediate



HOMES & BUILDINGS

WELCOMING STREETS AND SPACES

The layout follows a strong building line ensuring a good sense of enclosure within the site, helping to create a unique sense of place.

Street widths are relatively uniform throughout the site, with the distinguishing element from the main access road to the more private internal streets being pavements and shared surface treatments respectively.

Active frontages throughout the development ensures passive surveillance around the site, with some buildings facing onto the open space. Dwellings have also been set back to provide defensible spaces, details of which will be dealt with in detail separately.

The open space provides a green lung for the development and the surrounding area, stitching into the surrounding landscape and movement networks promoting healthy living.

Tall brick walls are used to separate private rear gardens from the public realm where they sit adjacent, close boarded and timber panel fencing is used to separate semi private and private areas.



KEY

- 1.8m high Brick Wall
- 1.8m high Close Boarded Fence
- 1.8 High Timber Panel Fence
- Gate Positions

RESOURCES

SUSTAINABILITY

Condition no.14 of the outline planning permission requires details to be submitted setting out measures to provide 10% of the predicted future energy use of the development from decentralised, renewable and low carbon energy supply systems. The Inspector's Report for the appeal scheme considered that this condition would secure a high level of environmental sustainability. The condition requires such details to be submitted and approved by the Local Planning Authority (LPA) prior to occupation of the dwellings.

A separate condition (no. 13) requires details of electric vehicle charging points to be provided by the LPA prior to occupation.

These details will follow under separate discharge of condition applications at the more detailed stage of planning.



LIFESPAN

FUTURE CONSIDERATION

The proposed development at Clays Farm will form part of a new and integrated community in Yapton that offers various types of tenure to promote and support local housing needs.

The site also connects to a wider network of foot and cycle paths, ensuring that the open space and play area is accessible and usable for residents from the wider existing and emerging community.

Elements within the public realm will be designed to ensure robustness and ease of use, as well as be clearly defined as public spaces to promote a sense of ownership amongst residents.

As part of the planning conditions for development, 25% of 1,2 and 3 bedroom dwellings will meet lifetime home requirements, ensuring adaptability and cross generational living.





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