

APPLICATION FOR OUTLINE PLANNING APPROVAL INCLUDING
ACCESS AND LAYOUT WITH ALL OTHER MATTERS RESERVED

PROPOSED RESIDENTIAL DEVELOPMENT OF SITE WITH 1 X 4 BEDROOM
HOUSE 13 X 3 BEDROOM HOUSES 3 X 2 BEDROOM HOUSES AND 1 X 2
BEDROOM FLAT OVER GARAGES INCORPORATING PARKING AND
ACCESS TO MAIN ROAD VIA A REDEFINED ALIGNMENT OF KINGS CLOSE
AND HIGHWAY IMPROVEMENT WORKS AT THE EXISTING CROSSOVER

LAND AT KINGS CLOSE YAPTON



PROPOSED KINGS CLOSE STREET SCENE LOOKING WEST

Applicant: Prime Securities Ltd

Agent: Crescent Designs (Sussex) Ltd

Date: 06.03.14 Document Ref: 13020-DS01

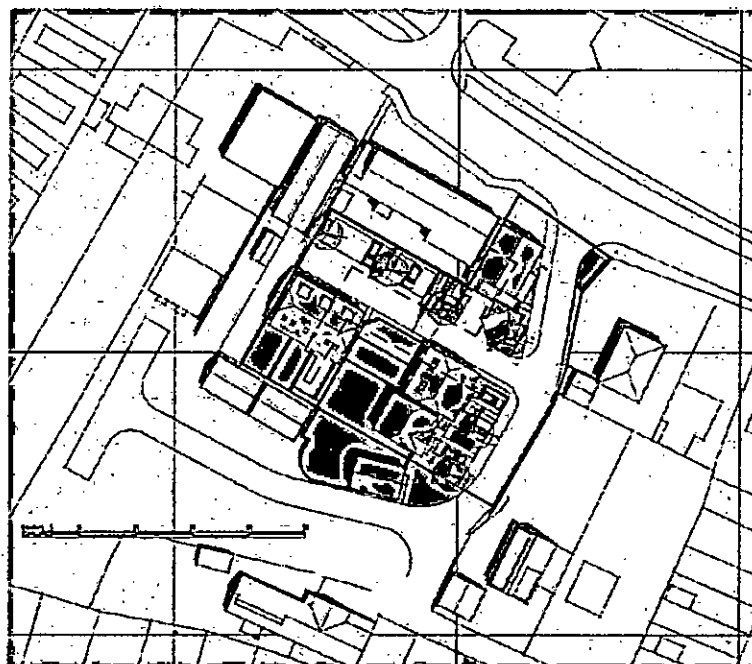
Design and Access Statement

LAND AT KINGS CLOSE YAPTON – combined site

1.0 INTRODUCTION AND BACKGROUND

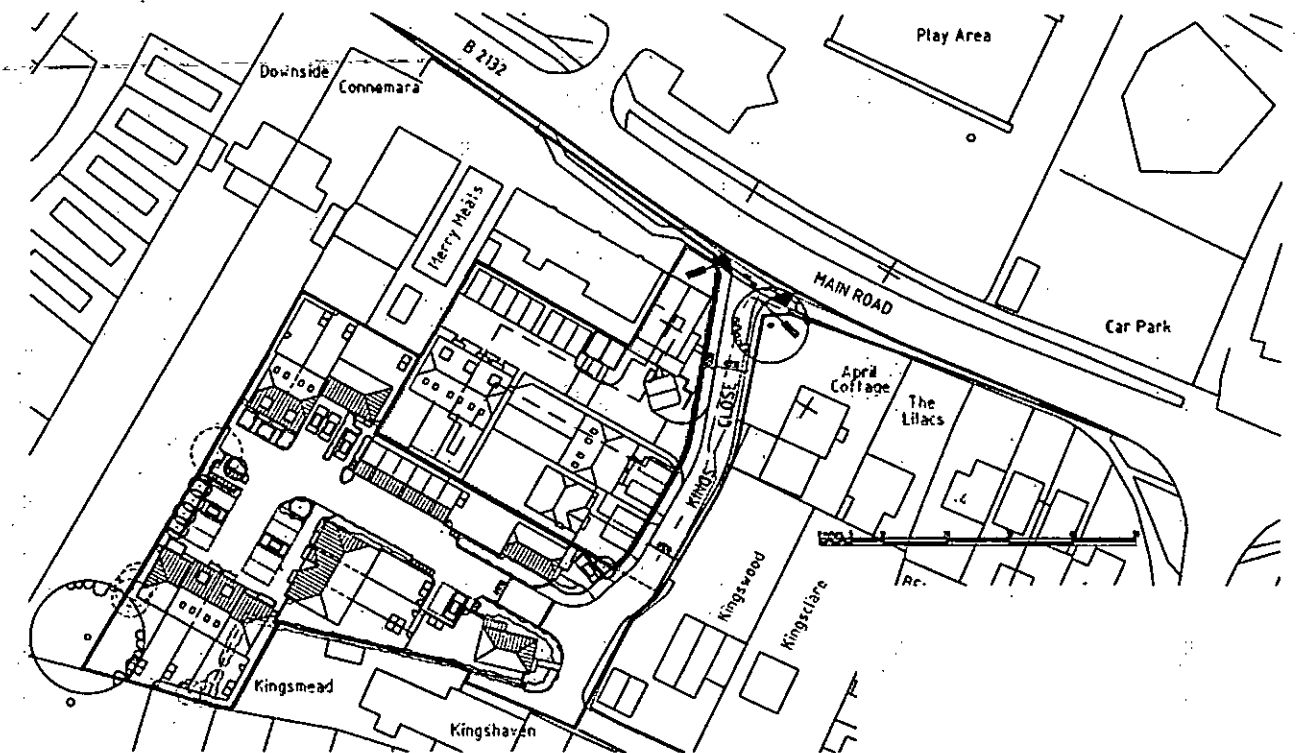
- 1.1 Kings Close is located in the centre of Yapton on the south side of the B2233 Main Road opposite the recreation ground.
- 1.2 The site lies behind the local convenience shops fronting Main Road and is formed by Kings Close itself and an open area of land that was more recently presented for planning approval as two adjoining sites associated with separate outline planning approvals for residential development, as illustrated below:

- On the front section of site ref Y/70/09 dated 1.04.2010 now lapsed, for 6 houses and a small retail unit with flat above with all matters reserved.



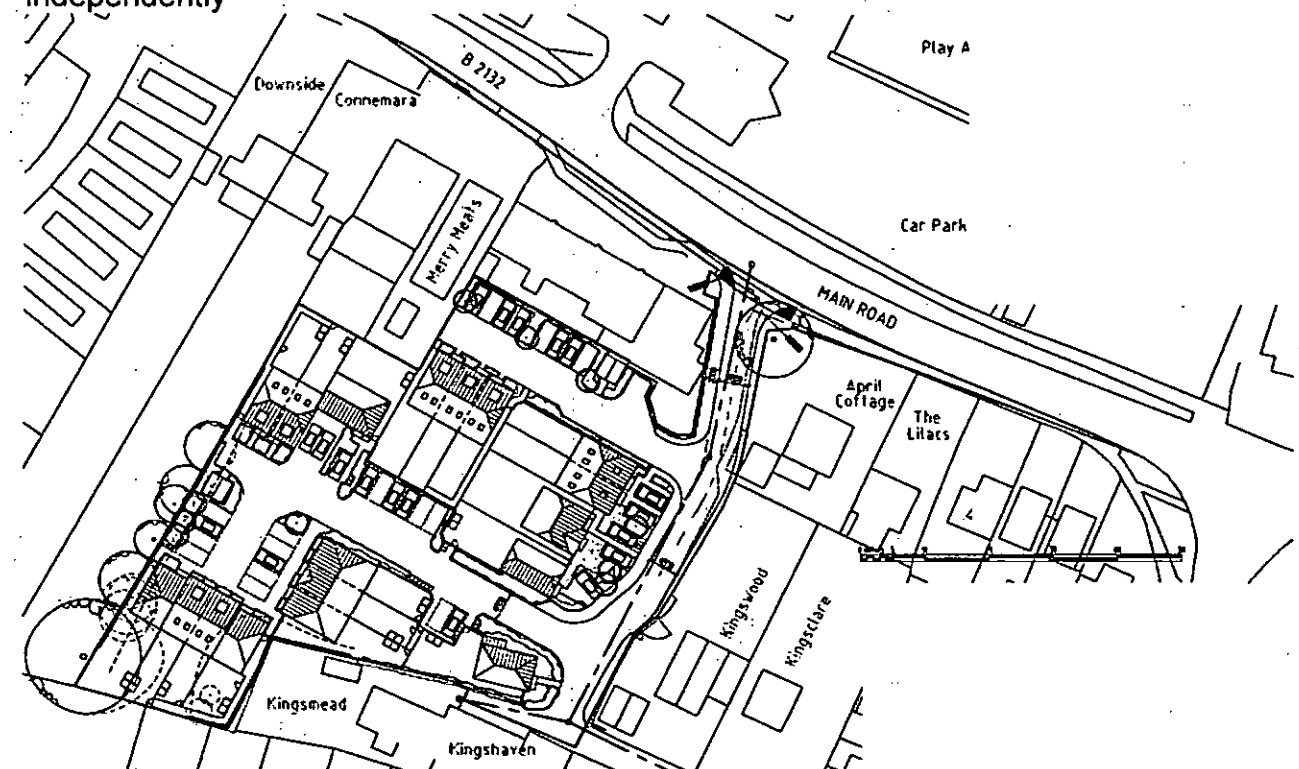
ILLUSTRATIVE LAYOUT – OUTLINE APPROVAL Y/70/09 ALL MATTERS RESERVED

- On the rear section Y/59/11 dated 28.03.2012 for 12 dwellings with approval of layout and access.



PROPOSED LAYOUT – OUTLINE APPROVAL Y/59/11 INCLUDING ACCESS AND LAYOUT

- 1.3 The current proposal for outline planning permission is prompted by the lapsed approval Y/70/09 and is intended to consolidate within one approval the two sites less an area adjacent the convenience store at the front of the site that is being developed independently



CURRENT PROPOSED OUTLINE LAYOUT FOR COMBINED SITE

- 1.4 The current proposal is for 18 dwellings representing the same number and general form of layout, set within the new boundary, as illustrated by the previous approvals.
- 1.5 The site benefits from the local shops adjacent the site including a general convenience store, the large recreation / play area on the north side of Main Road and nearby bus services.
- 1.6 The site is approximately 0.486 Ha in area as indicated by the red line site boundary (including Kings Close and the visibility splays onto main Road)
- 1.7 The proposal in brief comprises the residential development of 2 and 2.5 storey dwellings comprising 1 x 4 bedroom house, 13 x 3 bedroom houses, 3 x 2 bedroom houses, and a 1 x 2 bedroom flat over garages with associated parking incorporating access to Main Road via a redefined alignment of Kings Close with highway improvement works at the existing crossover.
- 1.8 The current outline proposal is submitted on behalf of Prime Securities Limited as an outline application with the matters of Scale, Appearance, and Landscaping reserved. Details of Layout and Access are proposed for determination as part of the outline planning application.

2.0 PLANNING POLICY

2.1 The main issues raised by the proposals relating to planning policy are:

- Quality of design and response to the characteristics of the site and locality.
- Protection of the Environment.
- Promotion of sustainable development
- Impact on the residential amenity of adjoining occupiers.
- Highway safety access and Parking arrangements

As such the proposals have been considered against the saved Arun Local Plan Policies 2003:

- GEN 7 The Form of New Development.
- GEN 9 Foul and Surface Water Drainage
- GEN 12 Parking in New Development
- GEN 31 Contaminated Land.

Planning Policy Guidance:

- NPPF National Planning Policy Framework

On the basis that the site has previously received planning permission for residential development and the NPPF sets out a presumption in favour of sustainable development it is considered that there is substantial policy support for the proposal.

AFFORDABLE HOUSING STATEMENT

For schemes of 15 or more units Arun District Councils Affordable Housing Policy 18.08.2010 promotes the provision of 30% affordable housing units secured as a commuted sum payment or an onsite provision. The previous approval on the site ref

Y/79/11 was associated to a commuted sum payment. The applicant proposes that the affordable housing planning obligation for the combined site also takes the form of a commuted sum payment secured by legal agreement

OPEN SPACE

The previous outline approvals on the site Y/70/09 and Y/59/11 did not provide for onsite provision of open space as the site is located close to a large recreation area north of Main Road. On site provision is therefore similarly excluded from this proposal.

PLANNING OBLIGATIONS

It is the applicant's intention to agree adjusted contributions for the current combined site scheme via legal agreement as established by outline approval Y/59/11 relating to:

- Affordable housing provision
- County Infrastructure
- District landscapes

BIODIVERSITY

A Biodiversity Checklist has been completed for the application.

A small number of trees and shrubs are shown as affected by the works. Legal protection against damage and destruction is afforded to all occupied bird nests under the Wildlife and Countryside Act 1981 (as amended) with special provisions for pest species. If any tree or shrub works are undertaken during the nesting season (March to August inclusive of most species in the UK) it should be carried out with extreme care.

LAND CONTAMINATION

A Desk Study and Risk assessment Report has been prepared by Southern Testing Laboratories with recommendations and is included as part of the supporting documentation.

FOUL WATER DRAINAGE STATEMENT

It is proposed that the development will be connected to mains drainage.

Southern Water provided a consultation response to the approved outline application for 12 dwellings on the rear section of the site ref Y/59/11, in their letter to the LPA dated 08/12/2011 stating:

- There was inadequate capacity in the local network to provide foul sewerage disposal.
- That additional off site sewers or improvements to existing sewers would be required to provide sufficient capacity to service the development.
- That the applicant / developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service the development. (included as an informative on the decision notice)

Subject to the LPA's consultation with Southern Water on the current outline application for 18 dwellings it is proposed that the same mechanism to provide a connection to the mains to provide adequate foul drainage for the layout proposed without causing flooding or pollution would be applied.

A previously private but now public foul sewer has been identified on the site (from the public sewer records), generally on the line of Kings Close. The line of the sewer has been estimated on the proposed layout, subject to a detailed survey to determine its exact position.

SURFACE WATER DRAINAGE STATEMENT

The above, same, letter from Southern Water also indicated that there were no public surface water sewers in the area thereby requiring alternative means of draining surface water from the development.

As part of the previous approved outline planning application ref Y/59/11 an indicative surface water drainage strategy was submitted for the rear section of the site and was accepted by the District Engineers as indicating that a drainage scheme should be able to be designed to work adequately.

The strategy proposed that:

- Roof water was disposed of via linear cellular trench soakaways in rear garden areas.
- Roads and paths / hard standings were to be drained via a permeable paving surface to a sub base material acting as a soakaway / storage medium.

A condition controlling the submission and approval of a detailed drainage design supported by monitoring of ground water levels and percolation testing prior to commencement of the development was applied to outline planning approval Y/59/11.

It is proposed that the same strategy is applied to this application across the larger site for the 18 dwellings of this outline planning application controlled by similar planning condition.

TREE SURVEY / ARBORICULTURAL REPORT

The previous outline planning approvals on the site were determined without the benefit of a tree survey / report

3.0 SITE ANALYSIS

- 3.1 Yapton Main Road (B2233) is a moderately busy through road generally featuring a two storey frontage in the vicinity of the site, Kings Close is a private informal access cul de sac in the applicant's ownership currently serving bungalows and chalet style dwellings.
- 3.2 The site comprises Kings Close itself and the main body of the site.
- 3.3 Although behind commercial properties the site is more closely characterised by the remaining residential curtilage on the east south and west boundaries
- 3.4 The main body of the site accessed by Kings Close is set back from Main Road behind the existing parade of shops currently comprising a Hair Salon a Fish and Chip Shop, a Butchers and a Convenience Store.
- 3.5 Generally the site falls slightly from north to south, however there is some banking up to approximately 1400mm high down towards the west boundary and a lower area

adjacent the boundary to the rear of Kingsmead in the south west corner suggesting that parts of the site may have been filled in the past. The proposed layout promotes filling of these lower areas incorporating retaining structures adjacent the boundaries up to general ground level.

- 3.6 The north boundary is formed on the line of a wall to the rear of the convenience store and further west by a line to the rear of the shops in the north-west corner.
- 3.7 The east boundary abuts Kingswood and April Cottage, marking the extent of The Kings Close re-alignment and is formed by a close boarded fence.
- 3.8 The southern boundary abuts the residential properties Kingsmead and Kingshaven and is formed in the main by a 2.5m high hedgerow and 1.8m high close boarded fence together with a 1.6m high chain link fence towards the south west corner forming the rear boundary of residential properties in Foundry Road. The boundary to the west of Kingsmead is formed by 1.8m high close boarded fence and line to the south boundary.
- 3.9 The west boundary abuts the generally lower and long flank boundary of the garden to Connemara a residential property fronting Main Road and is formed by a 1m high chain-link fence towards the south and a 1.8m high larch lap fence towards the north. A number of smaller trees exist adjacent the boundary. A larger willow tree appears to have partially collapsed into the site in the south west corner.

4.0 SITE CONSTRAINTS

The main constraints on the site are: -

- 4.1 The incorporation of the redefined alignment of Kings Close and access improvements from Main Road reflecting the requirements of the previous planning approvals.
- 4.2 The line of the foul sewer running to the rear of the site.
- 4.3 Making provision for the rear access enjoyed by the butchers shop north of the site

5.0 DESIGN SOLUTION

- 5.1 **USE** – As a residential scheme the proposed use has been established by the previous planning approvals. The site is within an existing urban area and in a sustainable location
- 5.2 **AMOUNT** - The provision of 18 dwellings on a site area of 0.486 Hectares (including Kings Close and visibility splays) produces a density of 37 dwellings per hectare. The proposed layout and dwelling numbers are largely based on that illustrated by the previous planning approvals and is therefore considered compatible with the area.
- 5.3 **LAYOUT** – Informed by the previous planning approvals on the site, the proposed access, layout and parking for the proposed dwellings have been considered, within the

constraints of the site, to sit in context with the surroundings, minimise impact on adjacent properties and provide a compatible pedestrian and vehicular environment in the form of a mews and a square as follows:

- At the junction of Kings Close with Main Road the proposed visibility splays, realigned kerbs and bell-mouth radii have been incorporated to reflect the access improvements previously accepted by County Highways planning approval Y/59/11.
- Kings Close has been re-defined from Main Road to the main body of the site by a shared surface comprising of a 4800mm wide roadway and 2000mm wide pedestrian zone on its west side. The roadway continues into the proposed housing area as a 4800mm wide shared surface. The configuration allows for turning, and maintains access to the existing Kings Close properties.
- The layout of the site generally follows that of the illustrative and layout proposals of outline planning approvals Y/70/09 and Y/59/11 although the previously illustrated car ports have been removed to increase the potential area for permeable surface and soakaways.
- The existing rear access through the site enjoyed by the Merry Meats Butchers Shop is subject to an arrangement proposed by the applicant and between the parties transferring the access across the shared surface referred to on the drawings as Kings Mews.
- The proposed detached dwellings on plot 1 and 12 are illustrated as 2 storey and form the gateway into the group of houses referred to on the layout as Kings Square.
- The proposed terraced dwellings on Plots 2-8 have been arranged in an L configuration forming a parking square with the west boundary of the site and flanking the garden boundaries of the adjacent property Kingsmead. The houses are illustrated as 2 storey except plots 6-7 as 2.5 storey with dormers looking into the site.
- To realise the proposed layout and maintain the general site level up to the west boundary and in the south west corner it is anticipated that retaining structures will be incorporated adjacent the boundary for the ground levels to be made up against the existing ground modelling within the site.
- The proposed terraced dwellings on Plots 5 – 8 are arranged to back onto the south boundary as previously approved and are well spaced from the bungalows in Foundry Lane. It is proposed that the trees on the west boundary are removed where possible or undergo surgery and canopy reduction as necessary to implement the proposed layout with the appropriate root protection for the new construction.
- The proposed terraced dwellings on plots 9 - 11 are arranged to flank the east and west boundaries of this area of the site and back onto the north boundary and rear areas of the shops fronting Main Road. The houses are illustrated as 2.5 storey except plot 11 as a two storey unit modelled as a flat / house over garages

with first floor accommodation directed south to reduce the impact of its proximity to the north boundary.

- ~~Plots 12-15~~ have been arranged to offer frontage to Kings Close but spaced from the existing property opposite by Kings Close and parking. Plots 12-13 are illustrated as 2 storey. Plots 14-15 are illustrated as 2.5 storey but with windows in the plane of the roof rather than dormers
- Plots 16-18 form a mews terrace of 2.5 storey dwellings to the rear of the convenience store with parking opposite
- Overall the housing layout is designed to provide the identifiable form of an access point / gateway leading to an open square.
- **REFUSE** – A bin store has been indicated for for plots 5 – 10 and 14 - 18. Bin collection points have been identified within the layout for the remaining units for transfer of bins from rear garden areas on collection days.

5.4 **SCALE** – Although consideration of scale does not form part of this application the general scale and massing of the proposed scheme has been incorporated in context with the surrounding built form, general site levels and sustainable development guidelines as follows: -

- Although there are a number of existing bungalows and chalet bungalows to the south and west of the site it is considered that 2 and some 2.5 storey accommodation can be supported both in context with the transition of scale towards the Main Road frontage and in line with the previous approvals on the site Y/70/09 and Y/59/11
- In context with the surroundings the proposed scheme comprises a mixture of detached semi-detached and terraced accommodation. Roof dormers serving rooms in the second floor roof space have been incorporated, in specific locations looking into the site, to optimise floor area against footprint in line with the code for sustainable homes guidance.

An indication of Scale parameters for the proposals can be determined from the Site Layout and illustrative Street Scenes submitted with the application.

It is anticipated that details of scale will be controlled by way of a reserved matters application.

5.5 **LANDSCAPING** – It is proposed that the trees in the south west corner are either removed or the canopies cut back towards the line of the boundary. The indicative drawings submitted with the application illustrate basic structural landscaping within the scheme.

It is anticipated that details of hard and soft landscaping will be controlled by way of a reserved matters application.

- 5.6 **APPEARANCE** – The scheme has been illustrated in a traditional style as this is a strong characteristic of the area. It is anticipated that the materials used will be locally and sustainably sourced wherever practically possible, featuring plain tile and slate roofs with facing brick and rendered walls.

It is anticipated that the details of appearance and selection of materials will be controlled by way of a reserved matters application.

- 5.7 **ACCESS** – For the purposes of access the site itself can be regarded as flat. The layout includes a redefined line of Kings Close from Main Road as a shared surface pedestrian and vehicular access into the main area of the site. Access to the front entrance doors of the houses from the parking area / forecourt is proposed via gentle gradients, ramps or steps where appropriate incorporating a level threshold all to be compliant with part M of the building regulations.

In the wider context the site is located adjacent local shops and facilities with nearby bus services providing access to surrounding villages and Barnham Railway Station.

In consideration of the sites location car parking provision has been indicated as 35 spaces including the 6 carports.

Secure Bicycle parking is proposed within sheds located in rear gardens and illustrated within the site layout drawing submitted with the application.

SUSTAINABLE HOMES – It is proposed that the scheme and its detailed design will seek to reduce its environmental impact through the use of sustainable construction methods and use of renewable energy sources. Working towards this goal it is intended that the outline planning application presented will promote the use of:

- Modern Methods of Construction.
- Efficient / renewable energy sources
- Insulation and air changes designed to ensure space heating load will be reduced.
- A high level of air tightness
- Low energy lighting in excess of building regulation requirements
- Appliances rated A or A+ for energy and water consumption
- The use of water efficient goods and fittings such as aerated taps and low flow showers
- Porous / permeable access road.
- Water butts to collect roof surface water

6.0 CONCLUSION

- 6.1 The proposed development as illustrated by the outline planning application offers the potential of: -

- The development of a site within a built up area for family housing.
- A scheme that respects the amenity of adjoining and future residents.
- A development with its own identity but respecting the scale, style and character of the area.
- The opportunity of providing a sustainable hard and soft landscape environment integrated with the scheme.
- A scheme incorporating sustainable materials and renewable energy technologies.
- Inclusive and sustainable access in and around the development with public transport links within walking distance.
- Safe pedestrian and vehicular access into and within the site and a car and bicycle parking provision appropriate with the sites location.
- A sustainable and energy efficient development.

Prepared by Crescent Designs Sussex Ltd