

Planning Statement

Reserved Matters pursuant to Outline Planning Permission ref: Y/92/17/OUT

Drove Lane, Main Road, Yapton – BN18 0EB



DAVID WILSON HOMES
WHERE QUALITY LIVES

Prepared by Barratt David Wilson Homes (Southern Counties) March 2021

1. INTRODUCTION

- Planning Application

2. PLANNING HISTORY

- Outline Planning Permission
- Adjacent Permissions
- Design Code

3. SITE AND SURROUNDS

4. SUMMARY OF PROPOSALS

- Scale of Development
- Layout of development
- External Appearance
- Landscaping

5. PLANNING POLICY

- The Development Plan

6. RESERVED MATTERS APPLICATION (Ref. Y/78/20/RES)

- Review of reasons for refusal

7. SUMMARY AND CONCLUSION

1. INTRODUCTION

Planning Application

This Planning Statement has been prepared by Barratt David Wilson Homes (the Applicant) to support the submission of Reserved Matters as follows:

RESERVED MATTERS APPROVAL PURSUANT TO CONDITION 1 OF PLANNING PERMISSION Y/92/17/OUT FOR 300 DWELLINGS COVERING LANDSCAPE, LAYOUT, SCALE AND EXTERNAL APPEARANCE

This submission comprises details pertaining to the 'Reserved Matters' i.e.:

- Appearance;
- Landscaping;
- Layout;
- and Scale

This resubmission follows the refusal of reserved matters for 300.no dwellings Ref. Y/78/20/RES on 7 December 2020. An appeal against the refusal has been made.

This Planning Statement should be read in conjunction with the following supporting documentation, which is consistent with provisions of the Arun District Council List of Planning Applications Requirements:

Document Title	Author
Planning Drawings	Carlton Design Partnerships
Long Sections	RSK
Design Statement	Carlton Design Partnerships
Landscape Masterplan	JBA
Drainage Statement	RSK
Drainage Strategy	RSK
Engineering Layout	RSK
Transport Statement	RSK
Tracking Drawings	RSK

Information to discharge planning conditions will be submitted under separate cover.

2. PLANNING HISTORY

Outline planning permission was granted on 31 May 2019 for:

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Condition 3 relates to approved parameters plans as follows:

- Site Location Plan - 22/11/2017
- Parameter Plan - 1244L.02
- Proposed Site Access - 14-111/301

Reserved Matters Application (Y/78/20/RES)

A Reserved Matters application was submitted in August 2020 and refused by delegated powers on 7 December 2020. The reasons for refusal are considered in more detail in Chapter 6 along with an explanation of how the reason for refusal is addressed.

Arun Local Plan – Strategic Allocation SD7

The land and neighbouring site form part of the strategic allocation SD7 within the Arun Local Plan.

Planning applications in respect of both sites were submitted concurrently in December 2017 (ref: Y/92/17/OUT and Y/91/17/OUT) and subsequently approved.

Adjacent application (Y/91/17/OUT)

An application for reserved matters for 250 residential dwellings is pending determination on the adjacent site.

Design Code

A Design Code was approved on 29th July. The Code covers both the application site and adjacent site. The Design Code provides details on the context of the site and surrounding settlement, character areas, road hierarchy, building typologies and key buildings, density and scale, planting and public realm.

3. SITE AND SURROUNDS

The site is located 400m west of Yapton village centre and is comprised of 13ha of agricultural land. The site forms part of the Strategic Allocation SD7 in the Arun Local Plan for 550 homes. The site in question benefits from outline planning permission for up to 300 new residential units and associated link road, surface drainage, open space and landscaping.

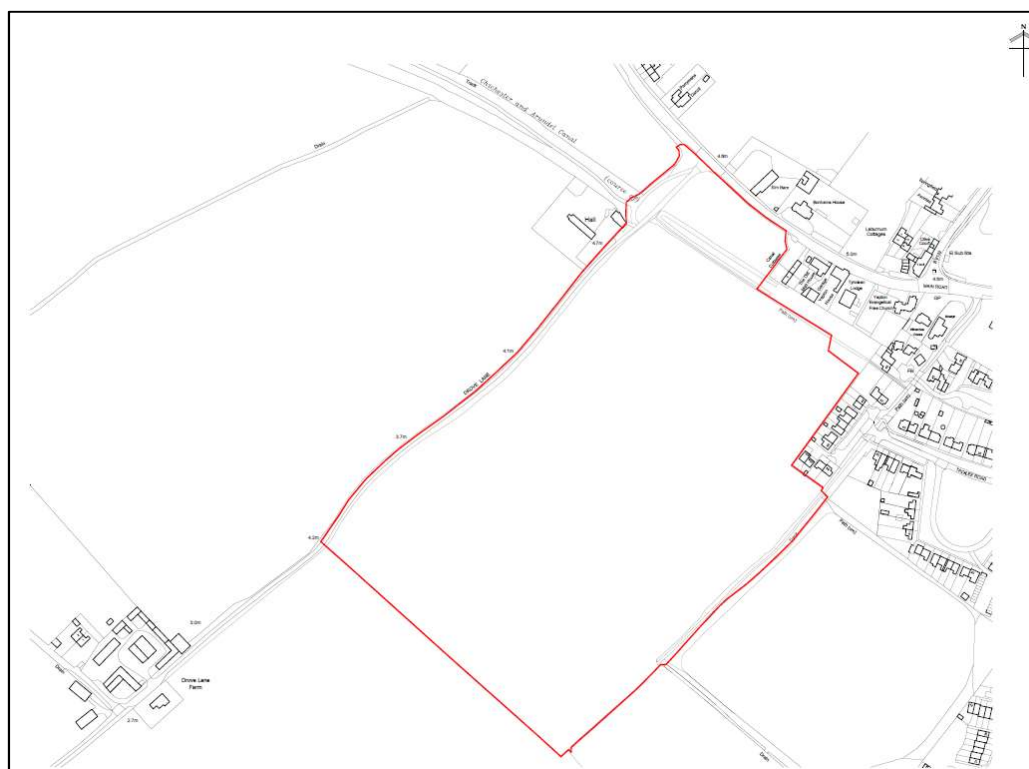


Figure 1. Site Location Plan

The site is located south-west of the Main Road and comprises one development parcel. Access is currently gained from the north via Drove Lane with a link road extending through to the South-East into the adjacent site (Y/91/17/OUT).

The site is predominantly flat with some land already raised by approximately 1m above the level of the Main Road and Drove Lane. The site falls entirely within Flood Zone 1 so is at minimal risk of flooding.

There are no statutorily designated heritage assets within the site. Part of the site adjacent to Main Road is within the Yapton Main Road/Church Road Conservation Area with a number of listed buildings located along this frontage.

There is well-established vegetation along the boundaries to the Conservation Area and listed buildings. Around the perimeter of the site are numerous TPO trees.

4. SUMMARY OF PROPOSALS

The description of the proposed development is:

‘Approval of reserved matters for 300 dwellings covering landscape, layout, public open space, scale and external appearance’

Scale of Development

The proposed development comprises 300 residential dwellings of which 30% are affordable as per the outline planning permission:

	OPEN MARKET	AFFORDABLE	TOTAL
1 BEDROOM	1	16	17
2 BEDROOM	43	40	83
3 BEDROOM	98	28	126
4 BEDROOM	68	6	74
TOTAL	210	90	300

The provision and split of the affordable properties is stipulated within the S106, requiring a tenure split of 75% Affordable Rented Units and 25% Intermediate Housing Units. All units accord with National Space Standards and the scale reflects that set out in the approved Design Code.

The scale of the proposed development is explained in more detail as part of the Design and Access Statement submitted in support of the planning application.

Layout of Development

The layout of the development is informed by the parameters plans approved as part of the outline planning permission and the approved Design Code. As such the developable area is informed by the constraints and opportunities of the site, character areas, typologies, open space and road hierarchy.

The evolution of the layout is explained in more detail as part of the submitted Design Statement.

External Appearance

The external appearance of the development is described in more detail as part of the submitted Design Statement and as part of the streetscene plans. Great care has been taken to ensure the proposals respond positively to the setting and the character and appearance of the locality and compliment the surrounding heritage assets and Conservation Area.

Landscaping

Landscaping is informed by the plans and documents approved at outline stage and is explained in detail as part of the submitted Landscape Strategy. The proposed landscaping seeks to encourage biodiversity and reduce adverse impact on the surrounding landscape where possible. The generous swathe of open space through the centre site contributes towards the 2.5Ha public open space, Local Equipped Area of Play (LEAP) and Local Area for Play (LAP) and has been discussed in detail with the Greenspace Officer.

Parking

The proposals accord with the adopted Arun parking standards.

5. PLANNING POLICY

The Development Plan

The Development Plan comprises the Arun District Local Plan 2011 – 2031 and Yapton Neighbourhood Plan.

The National Planning Policy Framework (July 2018) and Planning Guidance form material considerations in the determination of all planning submissions. In this instance due regard has been given to those policies pertinent to design only. The principle of development was established by virtue of the outline planning permission.

Arun DC has adopted Parking Standards, Open Space standards and a Design Guide which provide guidance for future development. The Design Guide was not adopted until January 2021 and therefore was not in place when the site was allocated for development, nor when the outline planning permission was issued or the Design Guide approved, but is intended to encourage and promote quality development in the District.

The Reserved Matters layout has been considered in the context of the District Design Guide and also the National Design Guide which was adopted earlier this year.

The adopted National Design Guide sets out the Ten Characteristics for a Well Designed Place comprising 'context, identity, built form, movement nature, public spaces, uses, homes and buildings, resources and lifespan'. Each of these characteristics is described in detail as part of the submitted Design Statement.

Matters pertaining to Design were thoroughly explored as part of the creation of the Design Code, that document has been approved by the Council and forms a key consideration of this Reserved Matters submission.

6. RESERVED MATTERS APPLICATION (Ref. Y/78/20/RES)

The previously refused reserved matters proposals were refused on the following grounds:

- 1. By reference to the amount of public open space & play, the amount of amenity space to the apartment buildings/other flatted forms of development, the size of private rear gardens afforded to certain residential dwellings, the mix of housing sizes, the relationship of new housing to existing residential properties, the interface distances between proposed dwellings, the treatment of bin stores for the communal buildings, the size and treatment of the two centrally located public open space areas and the lack of a cycle path through the Green Link area of public open space; the proposal does not achieve a high standard of design quality and represents an overdevelopment of the site in conflict with Arun Local Plan policies OSR DM1, D DM1, H DM1, HSP2, T DM1, QE SP1; Yapton Neighbourhood Development Plan policy H2, the "Open Space, Playing Pitches, Indoor and Built Sports Facilities" SPD, the emerging Arun Design Guide SPD and the National Planning Policy Framework and National Design Guide.*
- 2. The proposed layout is unacceptable having regard to the large clusters of affordable housing, the failure to ensure that all dwellings are tenure blind and the separation of only affordable housing gardens with chain-link fences. The proposal does not ensure that the affordable housing is visually indistinguishable from market housing and the proposal is therefore contrary to Arun Local Plan policy AH SP2, the emerging Arun Design Guide SPD and the National Planning Policy Framework.*
- 3. Insufficient information has been provided to adequately demonstrate that the proposal would fully prioritise sustainable transport modes and would not have an unacceptable impact on highway safety and the proposal is therefore in conflict with Arun Local Plan policies T DM1 and T SP1 and the National Planning Policy Framework.*

The reasons for refusal, associated Officer Report and subsequent discussion with Officers are set out below along with a description of how the proposals have been amended to address the reasons for refusal.

Amount of Public Open Space and Play

The Officer Report for the previous Reserved Matters application confirmed that 2.46ha of Public Open Space (including 0.3Ha play areas) would be required across the development. SuDS features cannot be considered as useable Public Open Space and therefore should be excluded from the calculation.

The revised submission provides 2.5Ha (excluding SUDs) of usable public amenity space including a LEAP and four LAPs.

Amount of Amenity Space for Apartment Buildings

The Officers Report explained that the flats (inc. Flat over Garages (FoGs)) did not provide adequate external amenity space.

Maisonette blocks have superseded the previous apartment blocks. The maisonettes are surrounded by a 'moat' of private external amenity space as requested by Officers. The space is delineated by

estate railings and provides in excess of 120m² for each block, in accordance with Arun DC Open Space SPD (Jan-20). The ground floor units have an area of private amenity space and first floor maisonettes propose balconies (3m²) in addition to the communal space.

In regard to the FoGs, 4.no of the 5.no properties (Plots 195, 196, 250 and 115) provide private external amenity space in the form of a balcony. One of the FoGs (Plot 155) is unable to accommodate a balcony but it should be noted that this an open market dwelling. Therefore, it will be purchased with an understanding that it does not provide private external amenity space. We have experienced on other sites that not all home-owners wish to have their own private external amenity space, citing potential costs, upkeep and lack of use. Thus it is not considered to be detrimental to the compliance of the overall scheme that one dwelling out of 300 does not have private amenity space.

Size of Private Rear Gardens

The previous Officer report confirmed that the Design Guide allows for flexibility but that gardens should not be less than 10m. Where gardens are irregular in shape, in accordance with the LPA, we have averaged the length of the two side fences to ensure that they achieve a minimum of 10m in length.

In respect of front gardens, which are not a requirement of the approved Design Code or Design and Access Statement, the Design Guide seeks a 2m area of private and defensible space. The proposals provide an area of front garden where practicable and 55% of dwellings provide front gardens 2m+ increasing to 74% when set at 1.5m+. This does not take account of dwellings with frontage parking which are also set back from the highway and have defensible space or the maisonettes which are surrounded by a 'moat' of communal space. Therefore, in the spirit of the Design Guide which allows flexibility, the proposals are considered to provide appropriate separation and privacy when considered as a whole.

Mix of Housing Sizes

Three character areas, in accordance with the approved Design Code, provide a mix of varying house types, sizes and styles. Of those character areas, the dwellings comprise detached, semi-detached, terraced and maisonette type family dwellings of a range of sizes suitable for this residential site.

In light of Officer comments, the proposed mix has been updated to replace two larger open market dwellings with two smaller properties thereby helping to reduce the 'visibility of the affordable housing units' as requested. The density still accords with the approved Design Code.

The overall market and affordable mix provides a range of dwelling sizes from 1, 2, 3 and 4 bed apartments and houses. The proposed development delivers over two-thirds of the overall scheme as 2 and 3 bed dwellings (208.no). This is consistent with the broad objectives of the 2012 and 2016 SHMA. The higher percentage of open market family dwellings (32% 4 bedroom) is considered to be justified when considered against the parameters and associated density contained within the Design Code and the current trend towards working from home and therefore requirement for additional bedrooms.

The proposals comprise a policy compliant 30% affordable housing of which 75% is affordable rent and 25% shared ownership. ADC's Housing Strategy and Enabling Manager raises no objection to the proposed affordable housing mix.

Clusters of Affordable Housing

ADC planning policy does not contain a clustering policy to stipulate how many affordable housing dwellings can be cited together. Notwithstanding this, the previous Reserved Matters submission attracted an objection from the ADC Housing Strategy and Enabling Manager on the basis of affordable clustering.

The plans were updated and units redistributed, and subsequently tabled with ADC's Housing Manager who withdraw his objection. These latest proposals seek to further distribute the affordable housing and should therefore meet with the satisfaction of Planning Officers and the Housing officer.

Boundary Treatment/Tenure Blind

The Officer Report noted that *"whilst the affordable houses are tenure blind in appearance (undistinguishable from market housing), the 3 storey apartment buildings on the site will clearly stand out"*. The apartment buildings have been replaced with 2 ½ storey maisonettes, each dwelling having their own front entrance and private external amenity space. Open market housing has also been incorporated (2.no) within the maisonettes alongside a mix of affordable rented and shared ownership units.

Chain link fencing has also been replaced with timber close board fencing thereby ensuring that the affordable housing properties are indistinguishable from the open market tenure properties.

Relationship of Proposed Housing to Existing Dwellings

Officers Report noted back-to-back distances and overlooking from proposed Plots 35-46 towards the rear of the existing bungalows along Tack Lee Road.

Proposed dwellings are repositioned slightly west to increase the degree of separation with existing dwellings on Tack Lee Road. In addition, the ground level for the proposed dwellings is lowered 400mm to reduce any perceived overlooking.

Interface Distances between Proposed Dwellings

The Approved Design Guide and Officers Report set out guidance on interface distances, as listed below:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

As noted within the Officers Report, there were no conflicts with the guidance on back-to-back distances but there were concerns over some back-to-side distances. The Report recommends the use of obscured or fixed-shut windows to address this.

The proposal accord with all of the above measurements as per submitted back-to-back plan (Ref. 1118 rev B).

Bin stores for the Communal Buildings

In response to the previous reason for refusal, the maisonette bin stores are now brick and form part of the fabric of the building.

Size and Treatment of Two Central Areas of Public Open Space

ADC's Landscape Officer confirms that *"the landscaping scheme is well thought out"* and is *"generally pleased with the indicative play offer"*. This is reiterated within the Officers Report.

The size and treatment of the centrally located public open space areas has evolved and developed significantly in both scale and design from that approved within the Outline DAS. The submitted landscape plans include measurements to show the generosity of this space, the width of which has significantly increased since the grant of outline planning permission.

Local Equipped Area for Plan (LEAP)

The proposals have been revised to provide a LEAP and four LAPs, informed by discussion with the Greenspace Officer.

Cycle path through Green Link

This submission introduces a cycle path (3m wide) through the Green Link, connecting into Drove Lane alongside the original cycle path connecting to the entrance of the Site.

Sustainable transport Modes

The third reason for refusal relates to the provision of sustainable transport modes and the impact on highways safety. It is pertinent to note that this is an allocated site that benefits from outline planning permission, as part of which West Sussex County Council gave consideration to safe and convenient access by means of travel as well as environmentally sustainable travel such as walking, cycling and public transport.

In comments received on 17 December following the submission of additional information (page 9 in the Committee report for outline planning application Y/92/17/OUT) WSCC raised no objection subject to financial contributions and obligations. WSCC confirmed that they were 'confident' that these measures would adequately address their previous comments.

In addition, the proposal accords with adopted parking standards, EV charging requirements, makes suitable provision of cycle storage and bike standards and provides cycle links in accordance with the approved Design Code.

7. SUMMARY AND CONCLUSION

This revised Reserved Matters submission comprises the submission of details pursuant to outline planning permission Y/92/17/OUT. The proposals deliver 300 new homes and 30% affordable housing on an allocated strategic development site as well as significant open space and landscaping.

The Reserved Matters submission includes a number of amendments to address the reasons for refusal comprising:

- Alterations to two dwellings and mix;
- Confirmation of amount of open space;
- Provision of communal amenity space;
- Alterations to bin stores;
- Changes to boundary treatments;
- Increased back to back distances and reorientation of dwellings;
- Enhanced play space

The proposals accord with both the approved Design Code and adopted Design and Access Statement and adopted planning policy. The proposals are considered to comprise a visually attractive development that will complement the settlement of Yapton and as such should be approved without delay.