

LAND EAST OF:
DROVE LANE
YAPTON

.....
DESIGN & ACCESS STATEMENT

...Addendum

September 2021



1. Introduction

1.1. **Reserved Matters approval pursuant to Condition 1 of Planning Permission Y/92/17/OUT for 300 Dwellings covering Landscape, Layout, Scale and External Appearance**

Outline planning permission was granted on 31 May 2019 for the following:

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.

Planning Condition 1 requires the submission of 'the reserved matters':

Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

A first submission of Reserved Matters was made in August 2020 (ref: Y/78/20/RES) and subsequently refused on 7 December 2020. An appeal is pending.

A revised submission of Reserved Matters was made in March 2021 (ref: Y/49/21/RES)

In June 2021, Officers raised several concerns which have now been addressed and discussed at length as part of a preapplication process. Accordingly, this revised submission addresses the points raised.

1.2. This Design and Access Statement Addendum has been prepared to reflect changes to the proposals post submission that address the points raised. The addendum should be read with the suite of documents and drawings which were submitted with the planning application, which includes a full Design and Access Statement.

2. Design Evolution

Outline Planning Consent and Parameters

- 2.1. Key design parameters are set out in the submitted Design and Access Statement.
- 2.2. This application site is part of the wider Allocated site under the Adopted Policy SD7. Both this application site and the neighbouring site were submitted together during December 2017. Planning references: Y/92/17/OUT & Y/91/17/OUT respectively. These applications were considered alongside each other, with the Design Analyses, Rationale and subsequent Design & Access Statements, devised by Richards Urban Design and correspondingly complementing each other.



Figure 1: Outline Application Masterplan

Design Code Parameters

2.3. The Design Code Masterplan defines principles for the following:
Land Use & Spaces

- Road Typologies, Hierarchy & Connections
- Building Typologies, Densities & Heights
- Green & Blue Landscape Infrastructure & Context
- Parking Typologies & Gateways features
- Character Areas, Building Materials & Design Style

These form the basis of more detailed design considerations that are illustrated in Application drawings.

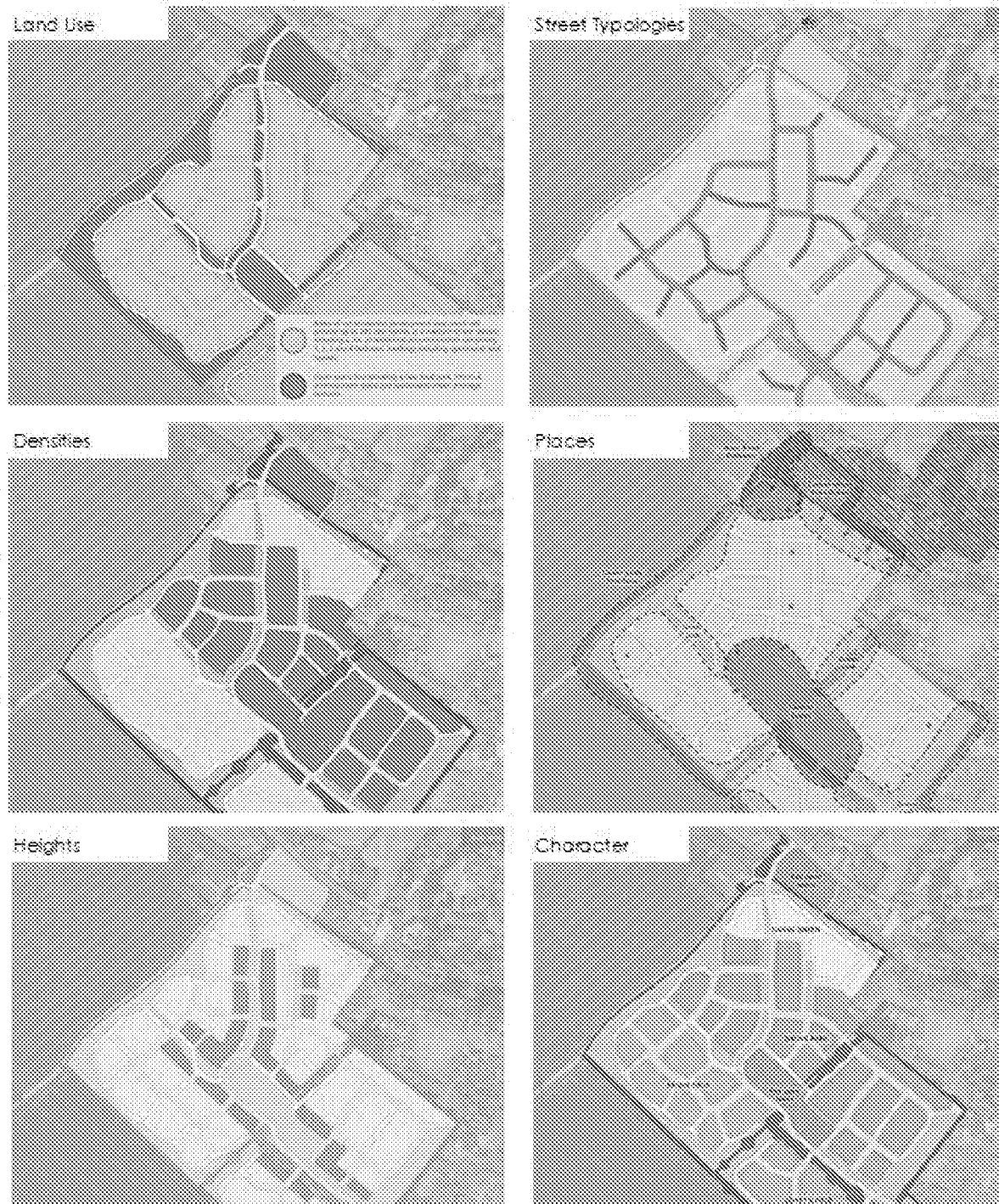


Figure 2: Design Code Masterplan Parameters.



Figure 3: Original Submission for 300 dwellings.

Post-application

2.4 Officers raised a number of concerns, namely:

- Lack of distinction between the Drove Field and Drove Park Characters Areas either side of the central open space.
- A preference for a softer hard surfacing edge the central Green Link.
- Lack of Cycle links to Drove Lane.
- Unsatisfactory distribution and appearance of affordable dwellings.
- Proximity of development to 60b Tack Lee Road
- Over provision of larger dwellings within the housing mix.
- Unsatisfactory back to back and back to side separation distance.

3. The Amended Scheme

The revised proposals incorporate the previous consultation comments & guidance and adhere to the approved Design Code more stringently, specifically with regards to character areas.



Figure 4: The amended scheme

Layout

- 3.1 Parcels adjacent the central open space have been redesigned to provide a greater distinction between the character areas of Drove Field and Drove Park. Several design changes were implemented including:
- Relocating a maisonette block & changes to typology
 - Removing an awkward corner FOG
 - Reducing the density of the parcels in Drove Field to be more in line with the Design Code
- 3.2 Other changes include
- Increased separation distances from existing housing
 - Affordable housing further distributed throughout the site.
 - Rear garden depths all exceed 10m

Use and Amount

- 3.3 In-line with the officers comments the housing mix has been amended to reduce the amount of 4 bedroom dwellings in favour of an increase in 2 bedroom dwelling.
- 3.4 The affordable housing has been more widely dispersed and better integrated throughout the site, as shown below.



Figure 5: Amended Tenure Plan

Access & Movement

- 3.5 Roads crossing the central Green Link have been reduced both in terms of amount and general impact. Shared surfaces have been utilised to soften the interface the open space and the dwellings fronting it.
- 3.6 An additional cycle path has been added to the central open space to provide a link to the middle of Drove Lane as per the approved Design Code.
- 3.7 Cycle paths have also been added to improve connectivity between culs de sac.



Figure 6: Extract from Amended Layout

Massing & Scale

- 3.8 Majority of dwellings are 2 storeys in height. 2.5 storey dwellings have been introduced at key points in line with the Approved Design Code. With the exception of the maisonettes, buildings are detached, semi-detached or terraced in form. The roofscape comprises a mix of front to back pitched, gable fronted, hipped and cropped hipped in line with their respective character areas.
- 3.9 The roofscape has been amended to Canal Green to create a less formal arrangement of dwellings.

Landscape

- 3.10 All dwellings have private amenity space in the form of a garden, balcony or terrace as well as communal amenity space for the maisonette units. The amount of communal amenity space exceeds the policy requirement. The proposals provide 2.57Ha of Public Open Space against a policy requirement of 2.46Ha as well as 4.no LAPs and one LEAP.

Appearance

- 3.11 Most building elevations are as before, with the exception of the affordable dwellings which have been updated to ensure the scheme is tenure blind. The boundaries between character areas have been amended to better reflect the Approved Design Code.

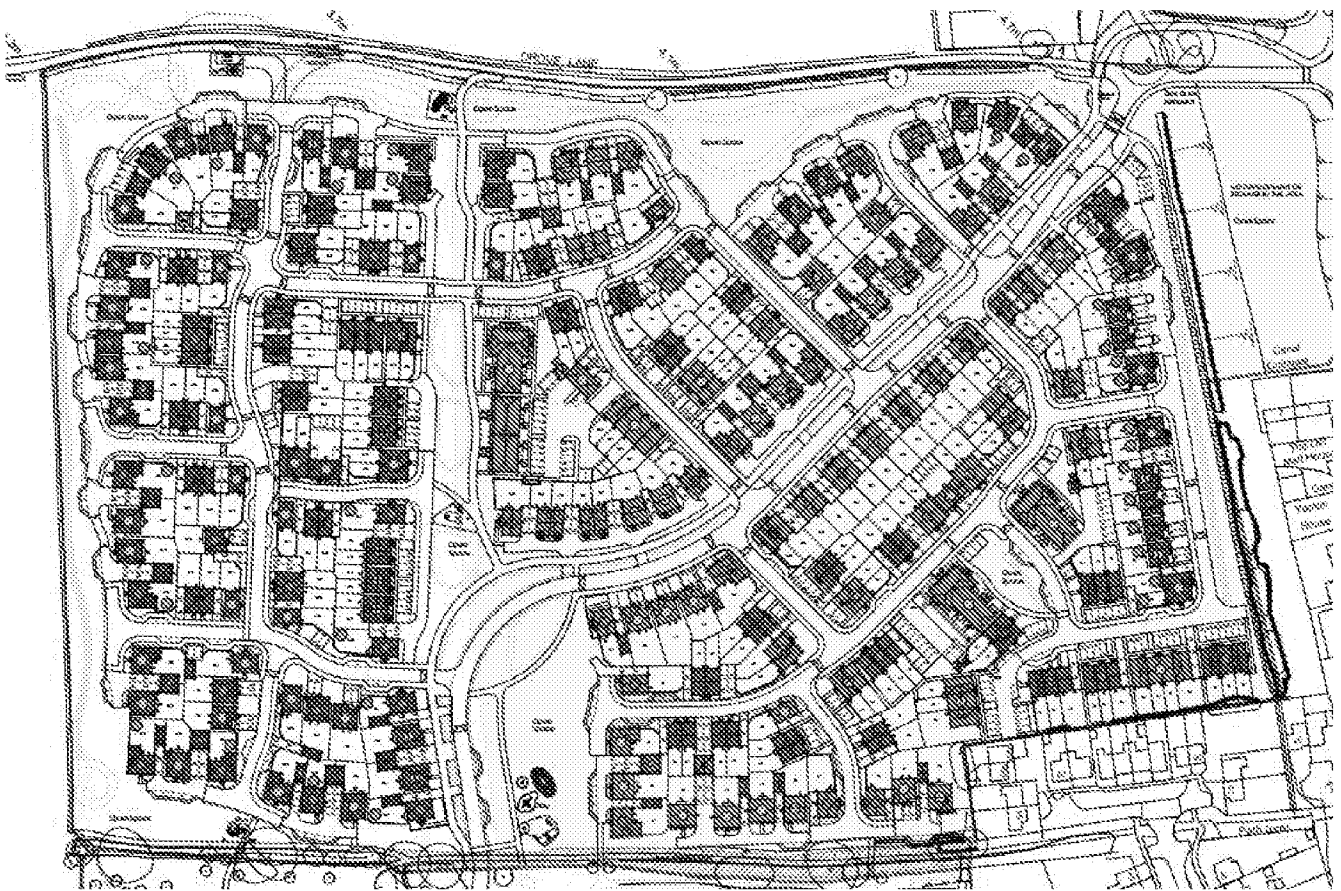


Figure 7: Amended Materials/Character Area Plan

- 3.12 Building forms vary significantly throughout the site. While being of comparable footprint, the varied use of Barn Hip, hipped, gable ended and gable projections along with varied fenestration, porch style and material use, ensures each character area is distinctive.



Figure 8: Proposed Street Scenes

4 Conclusion

Barratt David Wilson has taken on board all of the Local Authority comments that have been received as well as parameters set by the Design Code and outline planning permission. The resultant scheme will create a structured, distinctive, and attractive environment which respects local urban form and vernacular surrounding the site.