

DESIGN & ACCESS STATEMENT

Land North of C of E Primary School, North End Road, Yapton

Application for Reserved Matters pursuant to
Outline Planning Permission Y/88/18/OUT for the
erection of 38 No. dwellings.

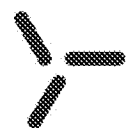
public footpath no.326
diverted through site

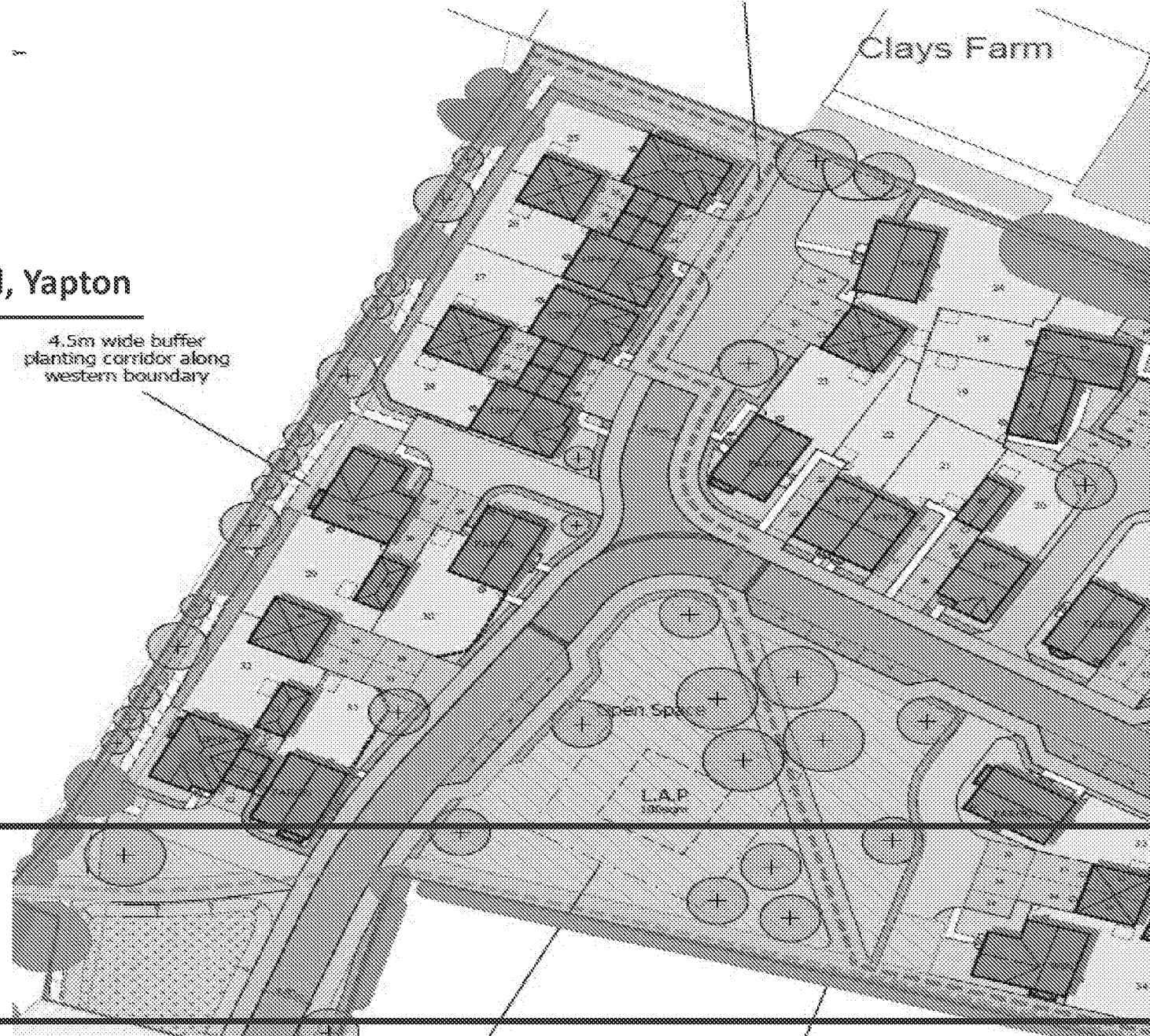
Clays Farm

4.5m wide buffer
planting corridor along
western boundary

Open Space

L.A.P.
130sqm

 dandara
new homes



Job No:	DAS001
Date:	July 2020
Version	Submission
Prepared By:	S Pinkus – Planning Coordinator
Checked By:	K Little – Regional Planning Manager

That Outline Planning Permission was granted subject to condition requiring the following matters to be agreed:

- (a) Layout;
- (b) Scale;
- (c) Appearance
- (d) Landscaping

It is these issues for which planning permission is now sought.

INTRODUCTION

The Design & Access Statement has been prepared by Dandara (Southern) Ltd. and is submitted in support of a reserved matters planning application pursuant to the granting of Outline Planning Permission in November 2019 for 38 No. residential dwellings.

The Design & Access Statement has been prepared in accordance with;

- Arun's District Council's Guidance
- CABE's Design & Access statements: how to write, read and use them.
- National Planning Practice Guidance
- The National Design Guide (2019)

'A Design and Access statement shall

- explain the design principles and concepts that have been applied to the development;*
- demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*
- explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;*
- state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation and explain how any specific issues which might affect access to the development have been addressed.*
- Explain how the proposals respond to the characteristics within the National Design Guide'.*

Arun District Council, 2020

Since the approval of Outline Planning Permission, an application for the construction of a new access to serve the residential development has received consent (Y/17/20/PL). As such and in light of this extant permission, access is not considered in detail here.

In devising proposals regard has been had to relevant planning policies included within the;

- National Planning Policy Framework (2019),
- Arun District Council Local Plan (2011-2031),
- Yapton Neighbourhood Plan (2014-2029), and the
- Arun District Design Guide (2020)

Policies of particular note are Local Plan policies:

SD SP2 Built-up Area Boundary
T DM1 Sustainable Transport and Public Rights of Way
W DM2 Flood Risk
WDM3 Sustainable Urban Drainage Systems
WM DM1 Waste Management

AH SP2 Affordable Housing
C SP1 Countryside
D DM1 Aspects of form and design quality
D DM2 Internal space standards
D SP1 Design
ECC SP1 Adapting to Climate Change

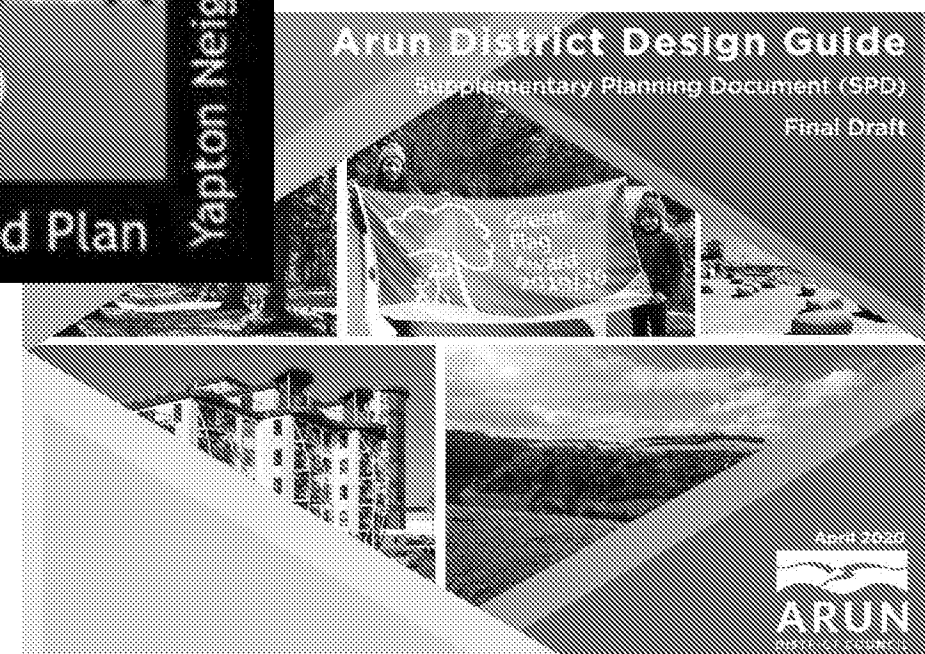
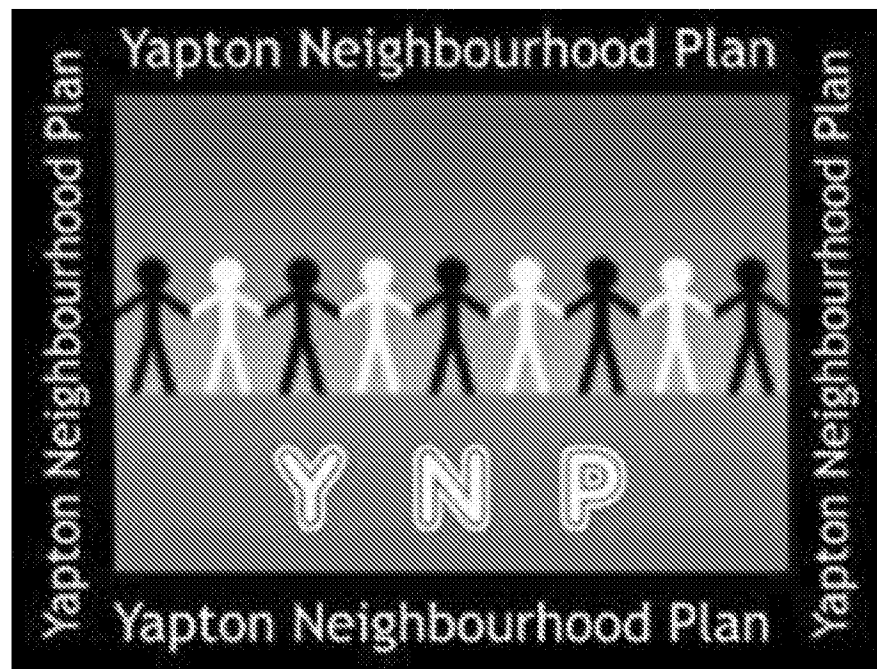
OSR DM1 Protection of open space, outdoor sport, comm & rec facilities
QE DM2 Light pollution
QE SP1 Quality of the Environment
SD SP1 Sustainable Development
SD SP1a Strategic Approach

ECC SP2 Energy and climate change mitigation
ENV DM4 Protection of trees
ENV DM5 Development and biodiversity
ENV SP1 Natural Environment
GI SP1 Green Infrastructure and Development
H DM1 Housing Mix

HER DM3 Conservation Areas
HER SP1 T Historic Environment
HSP1 Housing allocation the housing requirement
HWB SP1 Health and Wellbeing
INF SP1 Infrastructure provision
LAN DM1 Protection of landscape character

Yapton Neighbourhood Plan Policies:

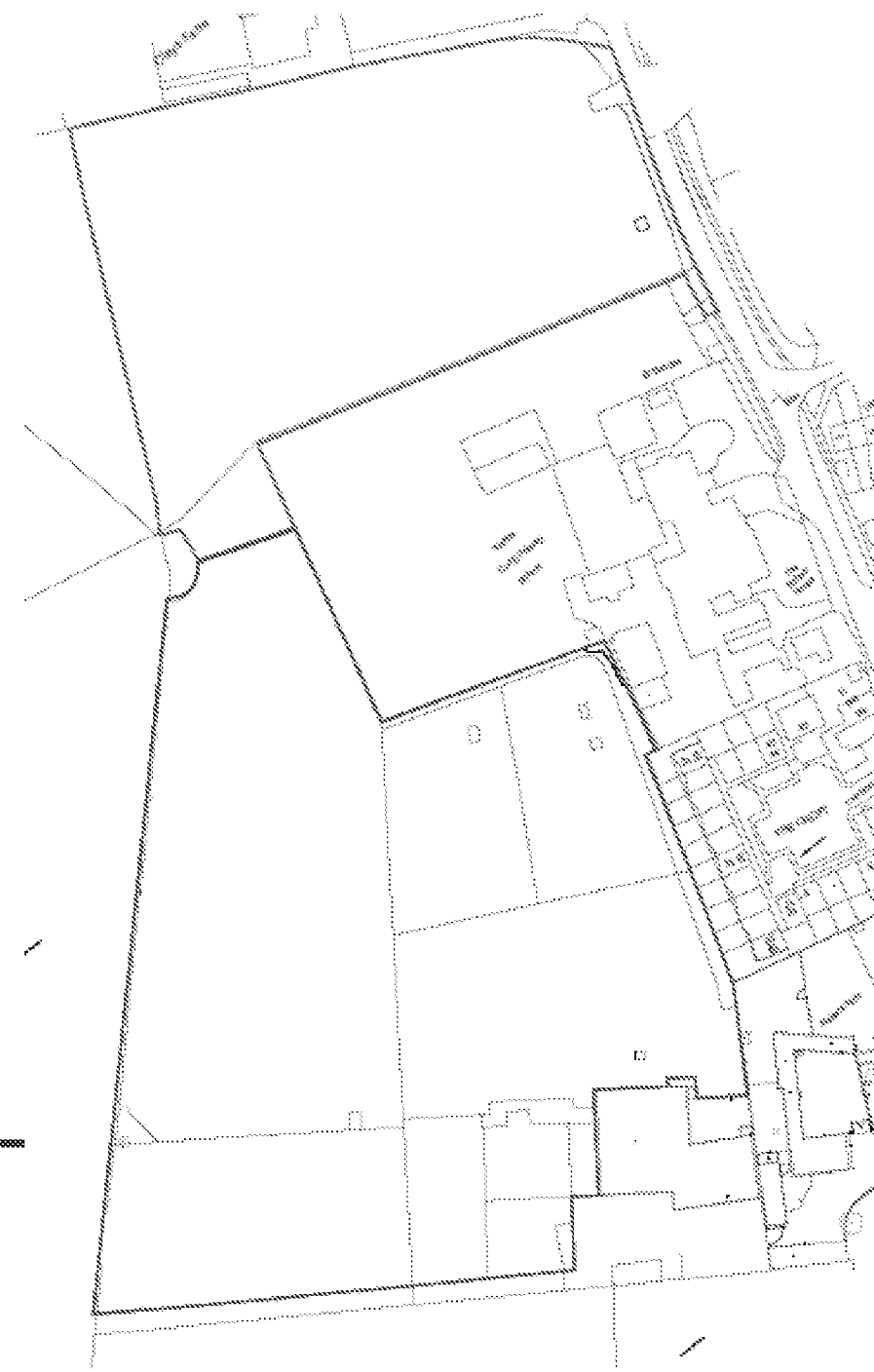
- Policy BB1 Built-up Area Boundary
- Policy H2 Dwelling size
- Policy H3 Dwellings appropriate for the needs of older people
- Policy SA1 Land north of Yapton CE Primary School
- Policy BE2 High speed broadband
- Policy PK1 Parking standards for new residential development
- Policy E3 Protection of natural habitats
- Policy E4 Minimising the environmental impact of development
- Policy E5 Enhancement of biodiversity
- Policy E6 Green infrastructure and development
- Policy E8 Conservation Areas
- Policy E9 Listed Buildings and Buildings or Structures of Character
- Policy E11 Minimising the impact of flooding from development



SITE CONTEXT

The application site, outlined in red, comprises 1.64 hectares of land that is currently in use for the grazing of sheep and horses. To the south and east the site is adjoined by Yapton C of E Primary School and properties fronting North End Road.

Land to the north is subject to Planning Permission for the erection of 33 No. dwellings (Y/62/18/OUT) and land to the south, outlined in blue and also in the control of the applicant, is itself subject to extant planning permission for the erection of 70 No. dwellings (Y/44/17/OUT). A Reserved Matters planning application for that site is submitted concurrently with this application. Proposals have been designed to complement one another.



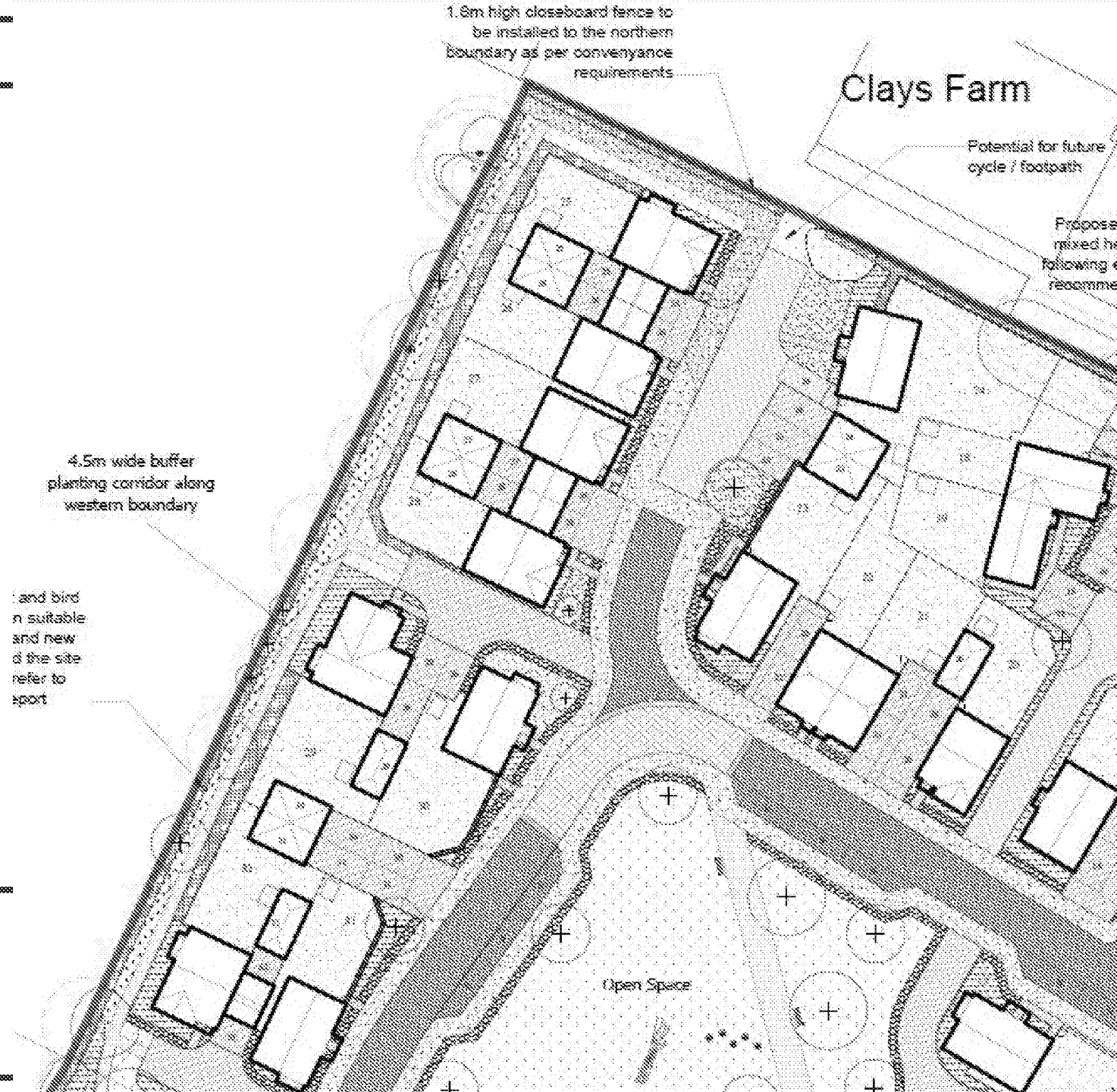
CONSTRAINTS AND OPPORTUNITIES

Beyond the site boundary to the west is open countryside. Proposals have been sympathetically designed to provide a strong edge to the settlement and to allow for the retention of views.

The length of the western border is to benefit from a 4.5m wide landscaped corridor and, further to consultation with the Parish Council, a path to increase local permeability and to provide off-road links to the wider Public Rights of Way network.

Existing Public Rights of Way, footpaths 326 and 329, cross the site. These are to be retained.

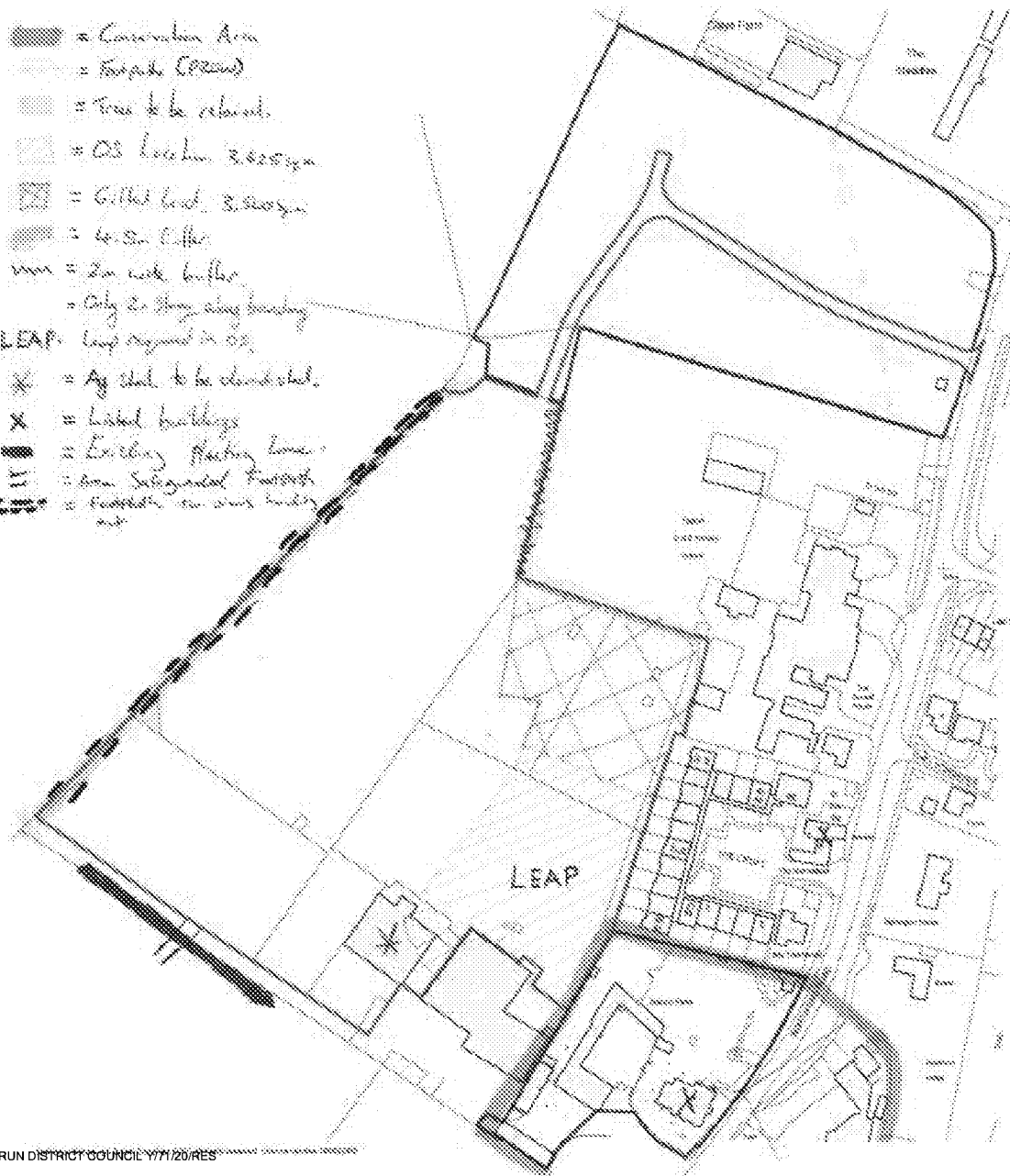
The Arun District Design Guide identifies that throughout the region, village character areas lack trees and hedgerows. Recognising the opportunity to enhance local provision, proposals include the creation of hedgerows in native species and native tree planting has been proposed on site where possible. Large trees are located to the site edges whilst more formal varieties are located on-street, further detail can be found within accompanying landscape plans.



Cons & Ops

CON 2017-18-19 & 2018-19-20
COUNCIL DECISIONS ON THE PROPOSALS

- = Conservation Area
- = Footpath (P2000)
- = Trees to be retained
- = OS location 3.42512m
- = Gifford loc. 3.42012m
- = 4.5m buffer
- = 2m wide buffer
- = Only 2.5m along boundary
- LEAP: Leap signed in OS
- * = Ag. shed to be demolished
- X = Listed buildings
- = Existing planning lines
- = New Subordinated Footpath
- = Footpath on main boundary



The design of proposals have been heavily informed by local context, on-site features and that character exclusive to Yapton.

The site enjoys a prime position within the village. To ensure proposals make the most of local features design of the scheme has been an iterative process.

Early revisions of proposals were informed by sketches such as that shown here where initial ideas were plotted and the unique attributes the site benefited from identified.

Among those features considered;

- Yapton's Main Road and Church Lane Conservation Area
- Existing Public Rights of Way and potential for future connections
- Relationship to countryside and creation of an strong settlement boundary
- Footpath links through the site to North End Road and to new developments north and south
- Existing trees and hedgerows and opportunities for retention
- The potential value of landscaping proposals as wildlife habitat
- Shared boundaries with Yapton C of E Primary School, land to be transferred to allow for potential future expansion...

Land to the north of the application site is subject to Planning Permission for the erection of 33 No. dwellings (Y/62/18/OUT). That permission requires the safeguarding of pedestrian routes to provide a future footpath link through the site and to the southern boundary of the land subject to that planning permission.

Proposals here have been designed to align with the provision of links within that site to the north. A cycle and pedestrian route is proposed and will allow access from the northern boundary through the site where connections to the adjacent development to the north, North End Road and to Public Rights of Way which wind west through surrounding countryside will be achievable.

Existing Public Rights of Way on site run adjacent to the southern boundary adjacent to the school and from North End Road, to cross the site in a north-westerly direction. Both footpaths are to be retained and form part of proposals, through that which crosses diagonally is proposed to be diverted to make best use of off-road, landscaped routes.



CONSULTATION & APPROACH

In addition to the attention paid to consultation responses received from both statutory consultees and the public during the course of the outline planning application, Dandara has sought to undertake continued engagement with the Local Authority and Parish Council throughout the evolution of the design of the scheme. Such engagement has allowed for an understanding of local aspirations for the development site and proposals have evolved to address comments received.

Arun District Council

Further to the submission of a request for pre-application advice regards development proposals for both this planning application and that to the north, a meeting was held with Arun District Council in December 2019 and a written response received in February 2020.

The following table sets out those comments received and identifies how proposals have since been amended to address those points raised.

Proposals submitted to Arun District Council pre-application (Dec 2019).



Comments received pre-application;

Related to;	Made by;	Summary;	Response;
Parking Provision	Arun District Council	Parking courts are not an appropriate solution to the reduction of on-street parking.	Current proposals do not extend to the provision of parking courts. Parking is proposed on-plot in garages and on driveways. On-street allocated parking and the provision for visitor spaces has been designed to be unobtrusive. Landscape proposals have been developed to ensure that parking is not dominant within the street scene.
Gateway Arrival	Arun District Council	The site's frontage to North End Road should act as a gateway to the development, provide a sense of arrival and be strong in architectural terms. The use of flint to boundary walls to North End Road would be appropriate.	Landmark features to North End Road are proposed in the form of focal plots to each side of the access road. Designed in flint and double-fronted, the plots will encourage a sense of arrival. Boundary walls to North End Road have been designed in flint to complement associated dwellings.

Yapton Parish Council

Dandara welcomed the opportunity to meet with Yapton’s Parish Council in January 2020. The following table sets out comments received in regard to the draft plans discussed and identifies how proposals have since been amended to address those points raised.

Related to;	Made by;	Summary;	Response;
Open Space	Yapton Parish Council	The removal of one of the proposed pathways crossing open space will allow for the creation of a larger grassed area and provide a more pleasant setting.	The open space has been designed to encourage permeability. The diverted Public Right of Way crosses the space whilst that retained on its current path forms the southern boundary of the green. A play area for younger children is incorporated in proposals whilst that newly proposed, larger, equipped play area within the development to the south will be easily accessible.
Design	Yapton Parish Council	Need to avoid anonymous design and create dwellings fitting for Yapton. Variation in the street scene creates interest and should reflect the local vernacular. The selection and use of materials should reflect local character and reinforce a sense of place.	Dwellings ranging in size from 2-bedroom apartments to 4-bedroom houses have been designed with elevations bespoke to this development. The use of materials has been informed by existing built form within the village and provides for variety and interest. Varied roof forms allows for changes in scale which aid in creating a character fitting for Yapton.
Connectivity	Yapton Parish Council	Aspiration for off-road routes for pedestrians.	The proposed layout has provided for opportunities to traverse the site via landscaped, off-road pathways though mindful of pedestrian desire lines, substantial pavements border each of the development’s larger roads.

PLACE MAKING

Opportunities identified within comments received in the course of the Outline Planning application and in light of the pre-application advice received have influenced the detailed proposals now submitted. Key influencers to the design of the scheme include;

- Creating active frontages and welcoming streets
- Opportunity for double fronted dwellings to the western boundary to capture views to the wider countryside beyond and allows for the western footpath to be overlooked and welcoming.
- Relationship with Yapton C of E Primary School which adjoins the boundary of the application site. Dandara are delighted to propose land within the application site to the south which is earmarked for future expansion of the school and whose ownership shall be handed to the Local Education Authority. Leaving a legacy within the Yapton Parish has been key to the proposals.
- Proposals sympathetic to the existing built form of Yapton have been developed and informed site layout, form, scale and appearance.
- Footpaths are provided which, together with existing Public Rights of Way on site, allow for easy connections south, east and west. The provision of a path to the site's northern boundary allows for future connection links.

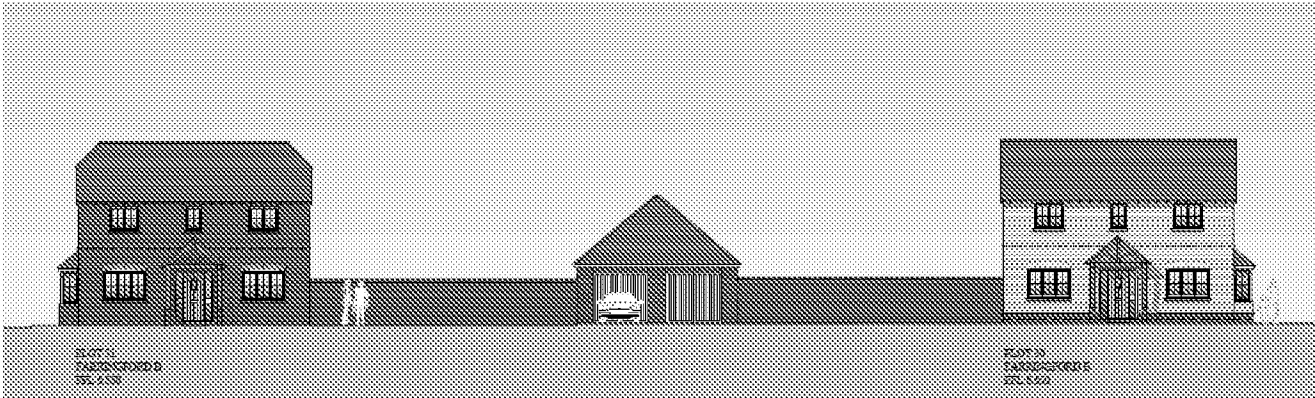
Responding to existing local development has been at the heart of any development pattern design that has been created within the proposals. A significant opportunity to connect the street and provide well-defined frontages has been positively addressed. The location and layout of the plots fronting streets are of an attractive manner. The scheme design has been produced to respond to the locality and Yapton's local vernacular.

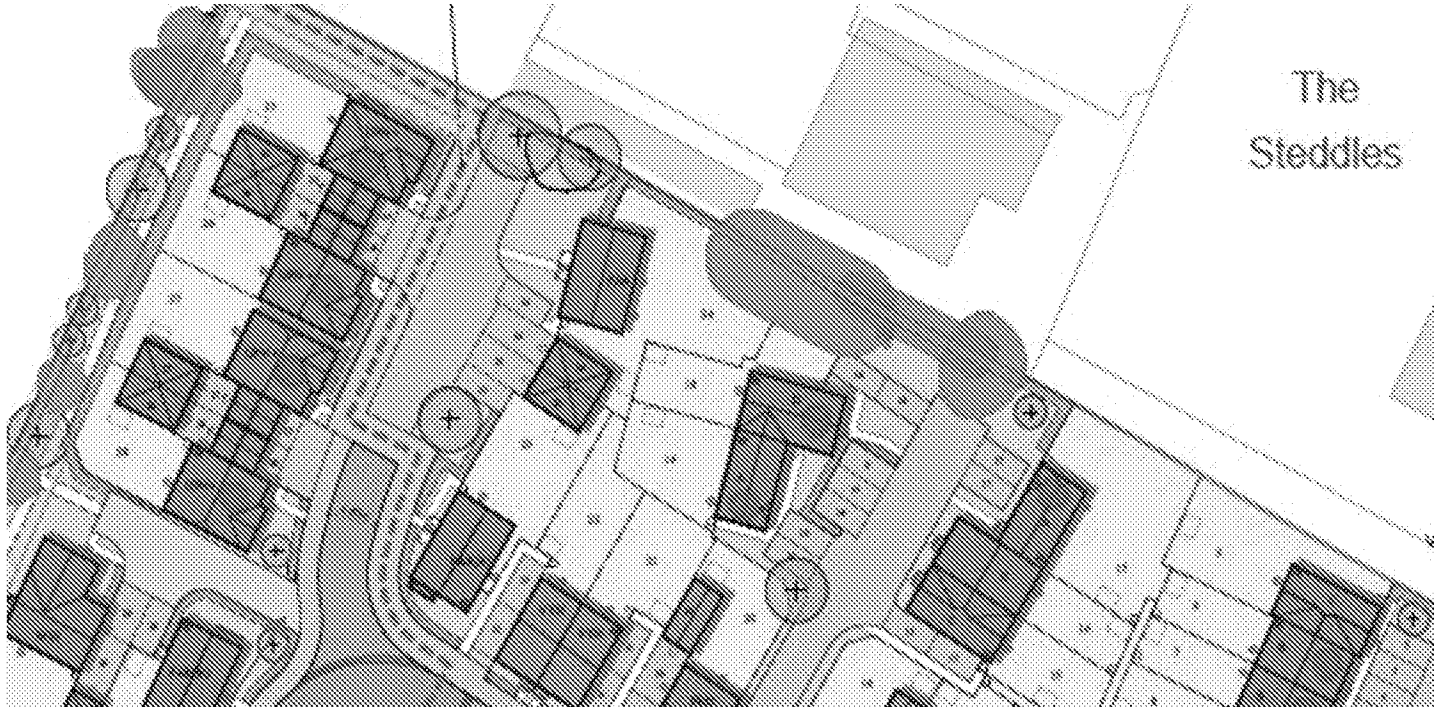
Feature dwellings in prominent locations are distinctive in their own right with the use of white painted brick, tile hanging and flint adopted to guarantee impact. The comments received by the Parish Council ensure that that which is desirable within Yapton has also been incorporated within the site.

Streets are welcoming with double fronted dwellings, bay windows and corner plots adopted to ensure active street scenes.



STREET SCENE A-A CONTINUED (1:100)





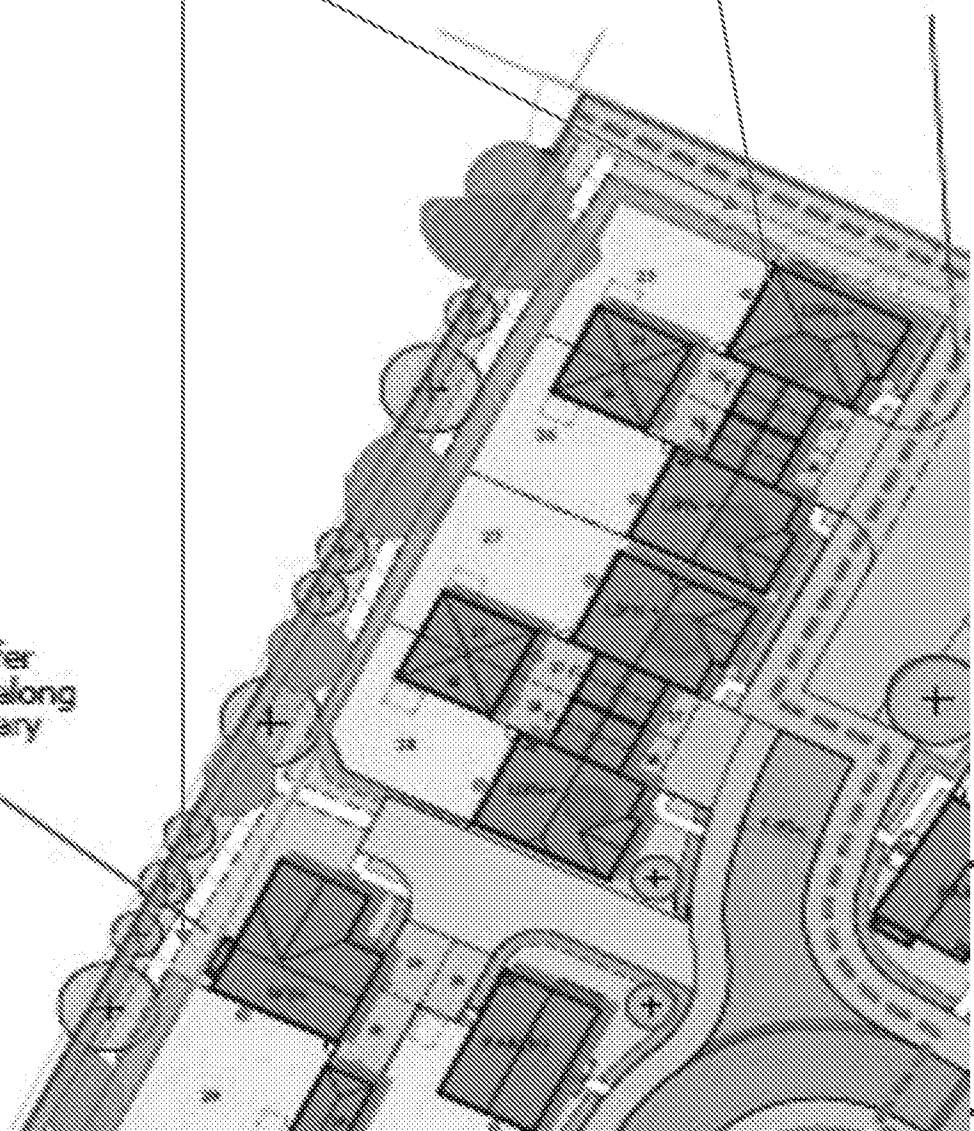
The Steddles

Natural surveillance from plots overlooking footpath

Semi-enclosed spaces create well defined areas in accordance with Arun's Design Guide

Semi-Enclosed Space creating well defined areas

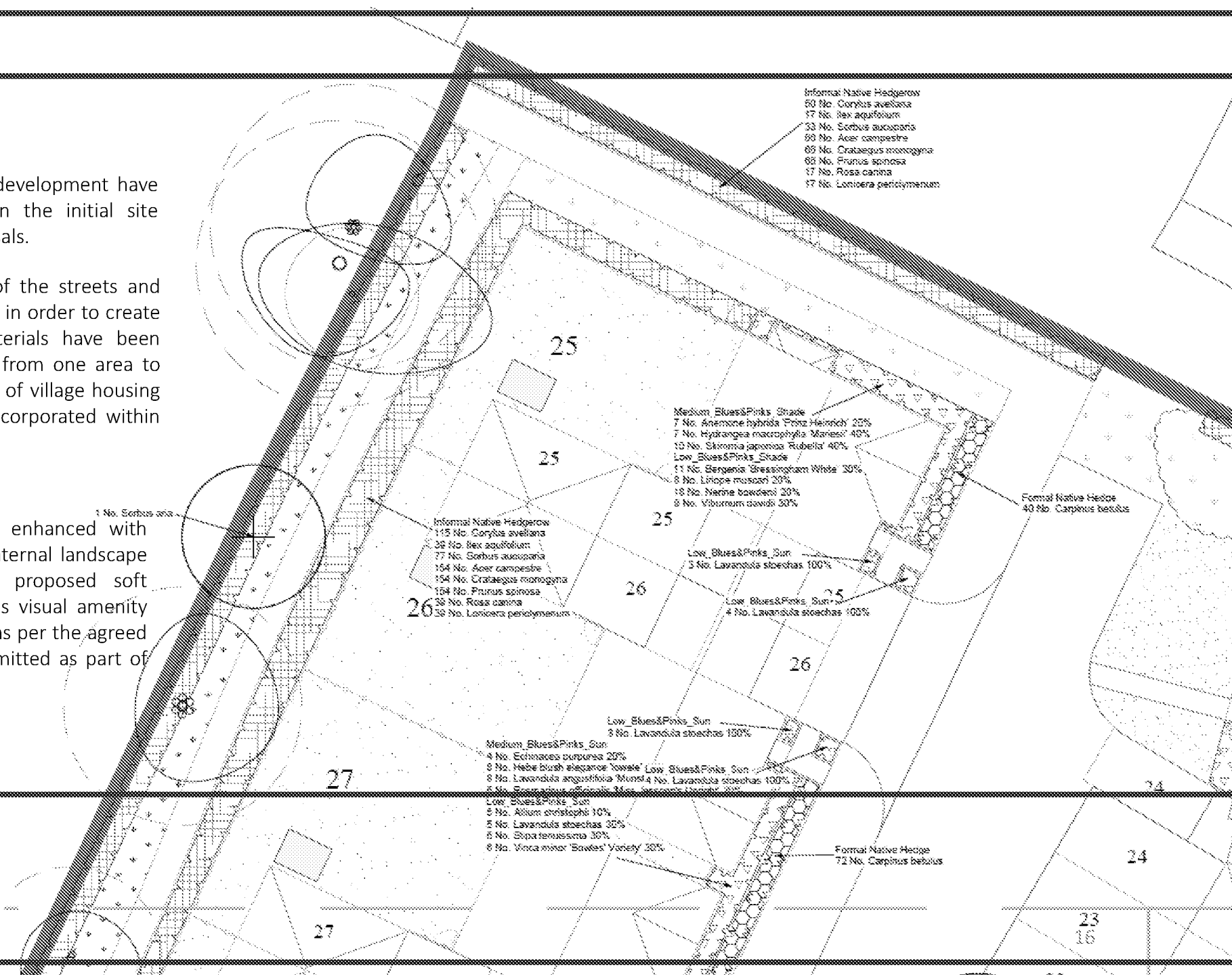
side buffer corridor along boundary



Dandara through developing a clear rationale for development have ensured that the key elements, identified within the initial site appraisal, have been implemented within the proposals.

Focal points create a sense of the clear format of the streets and spaces within. At the heart of the development and in order to create that central focal area, dwelling types and materials have been appropriately selected to enable a transformation from one area to another. As per the submitted elevations, elements of village housing together with more traditional house styles are incorporated within the development.

The proposed residential development would be enhanced with street tree and shrub planting areas to reinforce internal landscape structure and visually diffuse built form. The proposed soft landscaping scheme to property frontages provides visual amenity through a combination of colour, texture and form as per the agreed Ecological and Landscape Masterplan Strategy submitted as part of the Outline Planning Application.





Examples of distinctive buildings that act as local markers, helping people to navigate through the site.



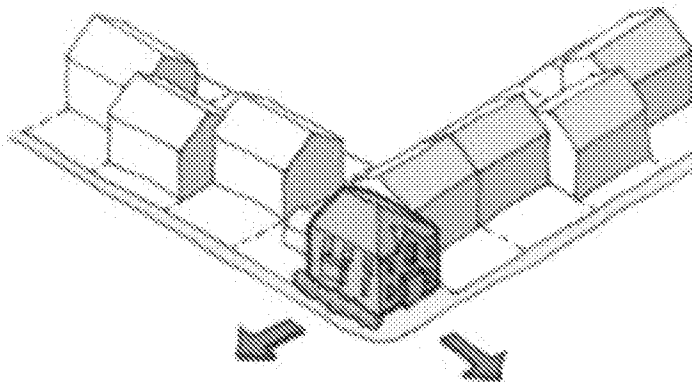
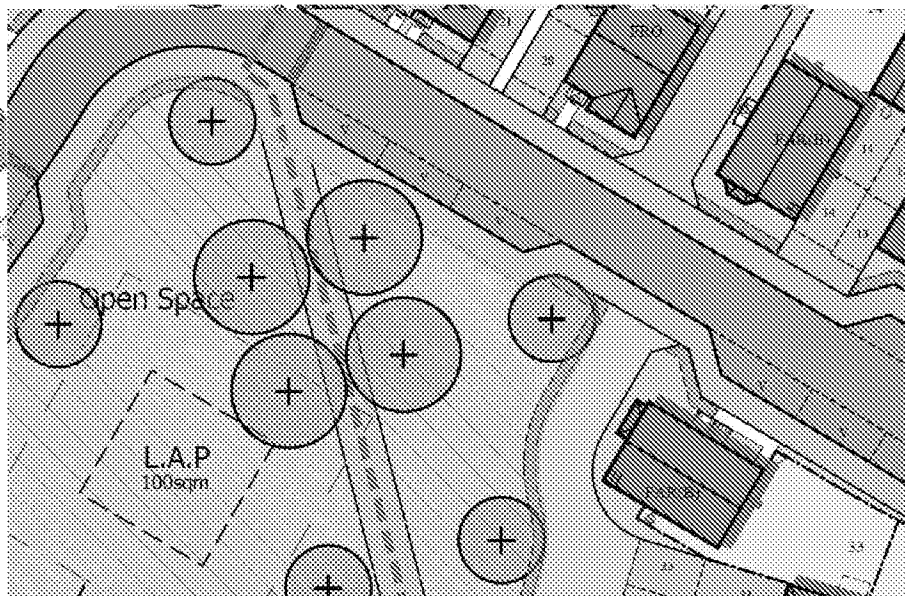


Figure 205: House Turning a Corner
Illustration showing how a house can be designed to turn a corner, creating a defined continuity of the building frontage throughout the various streets.

Arun District Design Guide – House turning a corner.



Proposed corner plo



Plot occupies a prominent corner incorporating render and the use of a bay window, creating natural continuity.

The proposed layout has incorporated the use of corner plots to create a defined continuity of the building frontage throughout the various streets.

Creating visually prominent corners with key architectural features has been positively addressed in the proposals, selected plots have been designed with fronted gables to achieve this. The visual prominence will allow the navigation through the site to be more precise and create a positive flow and transition between streets.

Proposed dwellings are two storeys in height with a mix of hipped and gable roof designs. The garages provided are one storey in height. The overall scale of the development is respectful and in keeping with the existing properties surrounding the development.

Considered in conjunction with the complementary development proposed to the south, proposals offers a range of different house styles and designs. This ranges from bungalows, one- and two-bedroom flats and two, three and four bedroom houses. With a variety of dwelling size and from throughout the development, it provides an interesting street scene that can be appreciated from every aspect of the site.

The proposal uses a modest design detailing within key features in specific appropriate locations, the corner plots emanate the high-quality of the street as they are approached. These features link the development through the various house styles whether they are detached, semi-detached or terraced. The high-quality detailed feature walls and fences promote interest but enable plot boundaries to retain privacy and security, this will create local street scenes with a variety of form and texture, material finish and colour choices. All of these elements will be a key factor in the final quality and aesthetic feel of the development and ensuring that they are kept within a simplistic mix to maintain quality and continuity. The overall house design is of a traditional form in a 'tenure blind' approach and this is consistent through the material choices, where features and detailing are used to link the development.

The development as a whole provides a variety of street scenes, forms and roads which incorporate the use of hard and soft landscaping, defined shared surfaces along with key landscape features. This will aid a good sense a place when navigating through the development either as main or secondary pedestrian. Building types, styles or specific orientation will add to area and plot security with natural surveillance or more direct viewing.

LEGEND - STOREY HEIGHTS



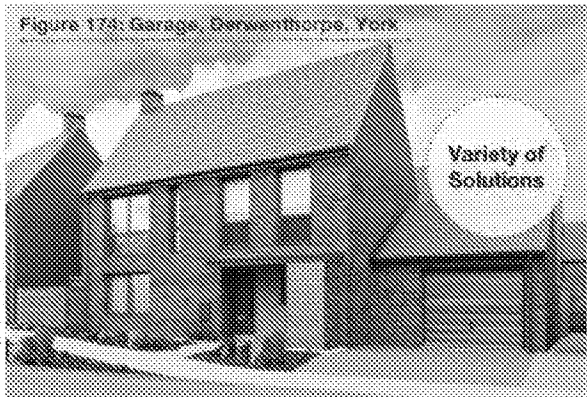
The proposed drainage strategy for the site has been informed by in-depth site investigations and developed in consultation with the Council's experts. Proposals include an attenuation pond which crosses the site boundary to sit within both this application site and that, also submitted for consideration, to the south. Placed to make the best use of land and to allow long distance views to the west the pond is sensitively incorporated in landscape proposals and has been designed to incorporate good practice in terms of biodiversity;

'...It will be planted with native marginal vegetation such as amphibious bistort Persicaria amphibian, marsh marigold Caltha palustris, reed canary grass Phalaris arundinacea, brooklime Veronica beccabunga, wild angelica Angelica sylvestris, purple loosestrife Lythrum salicaria, greater bird's-foot trefoil Lotus uliginosus, and gypsywort Lycopus europaeus. Aquatic vegetation could include native species such as water crowfoot Ranunculus aquatilis, water mint Mentha aquatic and water forget-me-not Myosotis scorpioides, all of which can be used by newts for egg laying.'

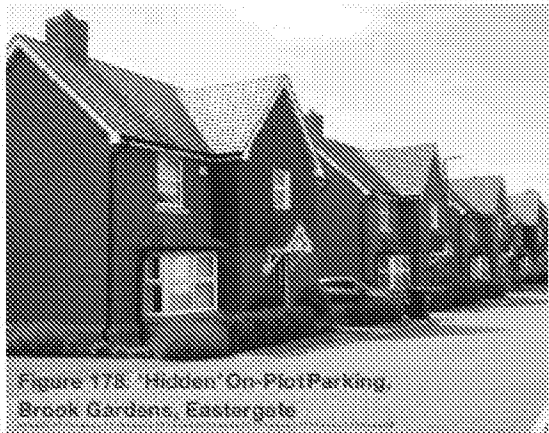
The parking provision for the proposed scheme has been produced in accordance with the Arun District Parking Standards SPD (2020). Whilst ensuring the parking requirement has been met, ensuring the car parking layout has been appropriately designed for the nature of a residential development has been prioritised within the design approach.

Utilising garage spaces allows an opportunity for streets and spaces not to be car dominated. Where possible, garages have been included for this purpose. Additional on-plot car parking has been carefully designed to ensure that it will not diminish the character of the streets scene nor dominate the frontages of plots.

The on street parking within the development has been carefully designed to ensure that it creates a safe neighbourhood with regular activity between the streets and spaces within the development. This is represented in the area within the curtilage of the formal open space/LEAP where a larger percentage of visitor spaces have been allocated to overlook the area and in light of any likely uplift in demand in that position.



Example taken from Arun District Design Guide – Garage Parking



Example taken from Arun District Design Guide – Hidden on plot parking



Proposed parking – On street parking spaces appropriate for the area.
Open space and LEAP overlooked.

CONCLUSION

The Design and Access Statement has been prepared in order to explain and support the Reserved Matters submission made by Dandara, following the approved Outline Planning Permission Y/88/18/OUT. Reserved Matters (layout, scale, appearance, landscaping) pursuant to Condition 1 of the Outline Planning Permission are to be determined. The principle of a housing development for 38 dwellings has already been established and the means of vehicular access has already been approved.

We have thoroughly enjoyed working with the Local Authority and Parish Council throughout the consultation stage. The advice and comments that have been received are greatly appreciated and have been significant to the overall design response.

We've taken great care to ensure that the proposed development responds positively to and is respectful of the prevailing character of the area particularly in terms of architectural detail, density and landscaping. Notwithstanding the opportunities and constraints that have impacted the overall design of the development, the scheme has been designed to ensure that proposals positively address the site and the wider setting.

In conclusion, the proposed development accords with the relevant local and national planning policies in all respects. The site design has been informed by the recently adopted Arun District Design Guide.

We look forward to creating a place of which we can all be proud.