

DESIGN & ACCESS STATEMENT

Land At Stakers Farm, North End Road, Yapton

Application for Reserved Matters pursuant to Outline Planning Permission Y/44/17/OUT for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping.



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.

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

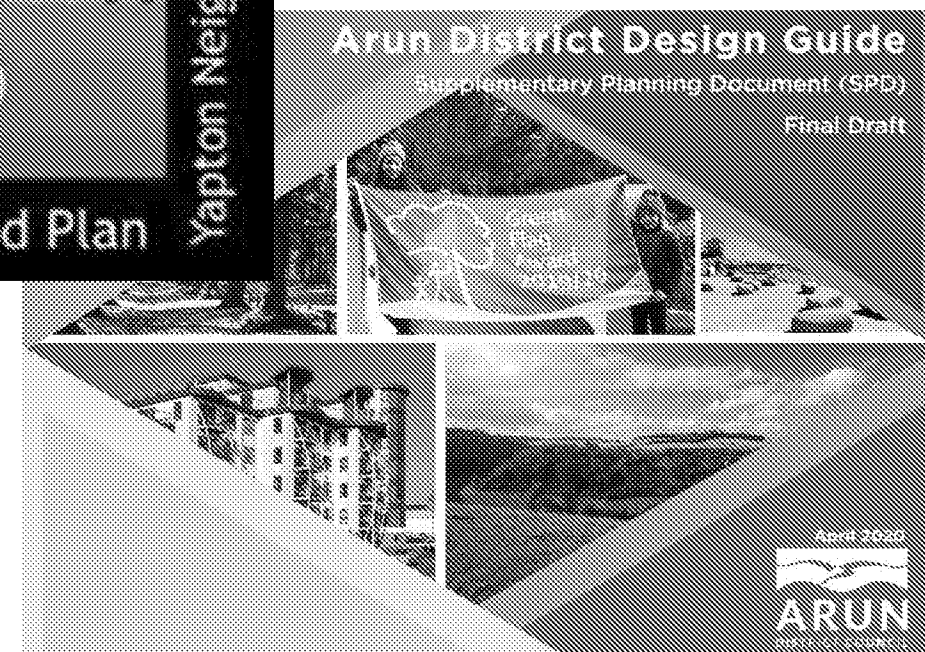
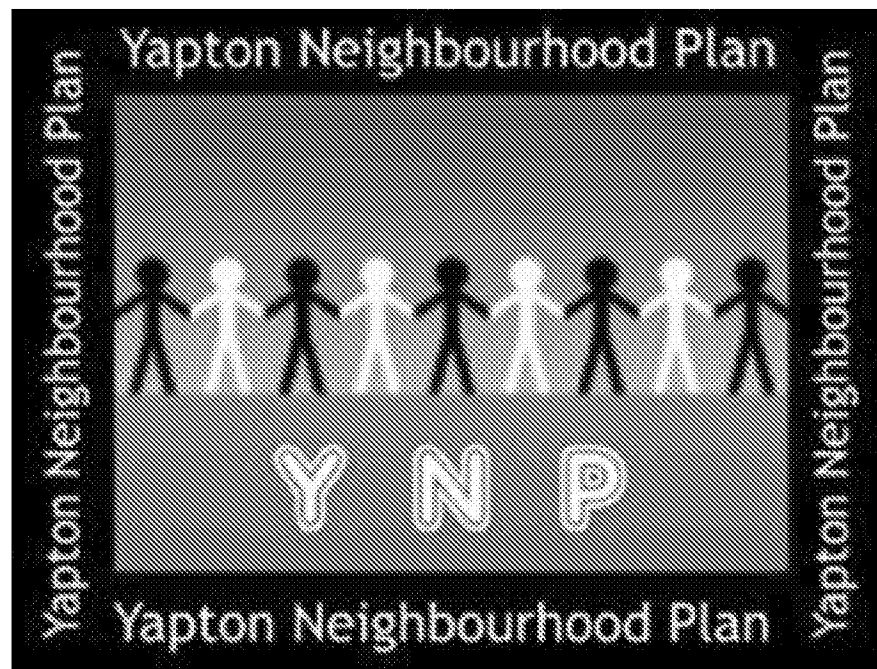
OSR DM1 Protection of open space, outdoor sport, comm & rec facilities
QE DM2 Light pollution
QE SP1 Quality of the Environment
SD SP1 Sustainable Development
SD SP1a Strategic Approach

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 3.0 hectares of land that is currently in use for the grazing of sheep and horses. To the north and east the site is adjoined by Yapton C of E Primary School and properties fronting North End Road.

Land to the south is subject to Planning Permission for the erection of 56 No. dwellings (Y/63/19/RES) and land to the north, outlined in blue and also in the control of the applicant, is itself subject to extant planning permission for the erection of 38 No. dwellings (Y/88/18/OUT).



CONSTRAINTS AND OPPORTUNITIES

The Conservation Area to the south east boundary of the site has been carefully addressed. Land that is to remain as on-site open space and is home to a play area is to act as a buffer between any new built form and the Conservation Area beyond.

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.

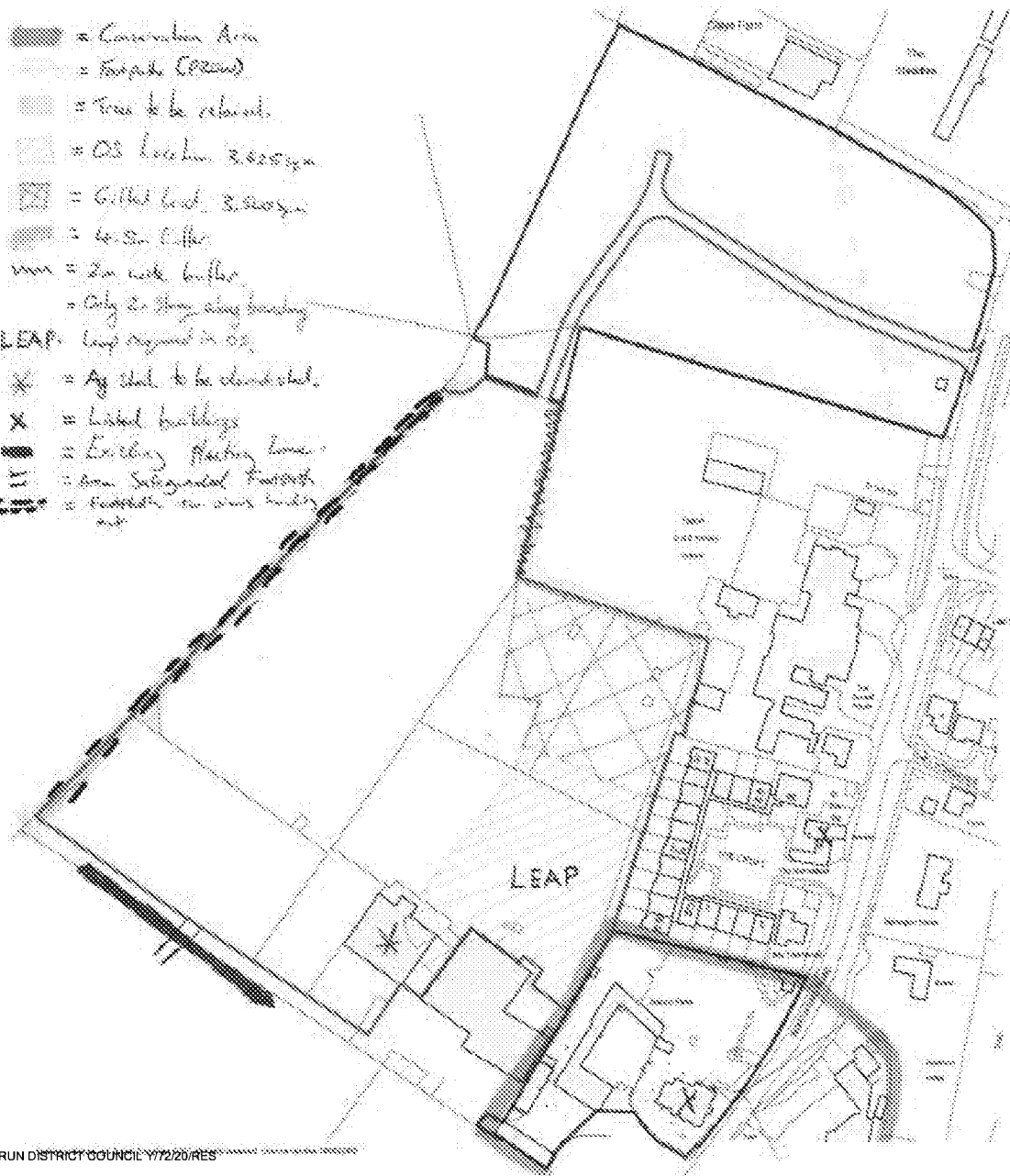
The Arun District Design Guide identifies that throughout the region, village character areas lack trees and hedgerows. Recognising the opportunity to enhance local provision, proposals include the creation of hedgerows in native species and native tree planting has been proposed on site where possible. 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 (P2200)
- = Trees to be retained
- = OS location 3.42512m
- = Gifford loc. 3.42092m
- = 4.5m buffer
- = 2m wide buffer
- = Only 2.5m along boundary
- LEAP: Leap signed in OS
- = Ag. shed to be demolished
- = Listed buildings
- = Existing planning line
- = 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 south of the application site is subject to Planning Permission for the erection of 56 No. dwellings (Y/63/19/RES). That permission requires the safeguarding of pedestrian routes to provide a future footpath link through the site and to the northern 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 south. A cycle and pedestrian route is proposed and will allow access from the southern boundary through the site where connections to North End Road and to Public Rights of Way which wind north and west through surrounding countryside will be achievable.

The figure shown here features proposals associated with the planning application subject to this statement and those granted planning permission on the land to the south.

OSP Architects -18076-P102 - "Proposed Site Plan"



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.
Landscaping	Arun District Council	Provision of a footpath through parts or all of the landscaped buffer sited to the western boundary would be beneficial.	A footpath has been incorporated extending the length of the western boundary which is to sit within a landscaped corridor and allow for onward connections both north and south.

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;
Housing Mix	Yapton Parish Council	The Parish Council would welcome the provision of bungalows and have a preference for lifetime homes.	Proposals include the provision of 2 no. bungalows in addition to two storey dwellings and flats. 25% of all 1,2 and 3 bedroom homes have been designed to meet the relevant lifetime homes standard as per Yapton Neighbourhood Plan policies.
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 1-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 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, land within the site though bordering the gifted land is to feature landscaped buffers and areas of open space to safeguard future amenity.
- Proposals sympathetic to the nearby Conservation have been developed by location a play park and grassland to that area of the site in closest proximity. The advice of a conservation expert has informed proposals.
- We are providing a footpath link which extends on from the approved application site to the south. This has been incorporated as a part of our layout to become part of a usable footpath throughout the proposed development and will enable future connection to the north.

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.

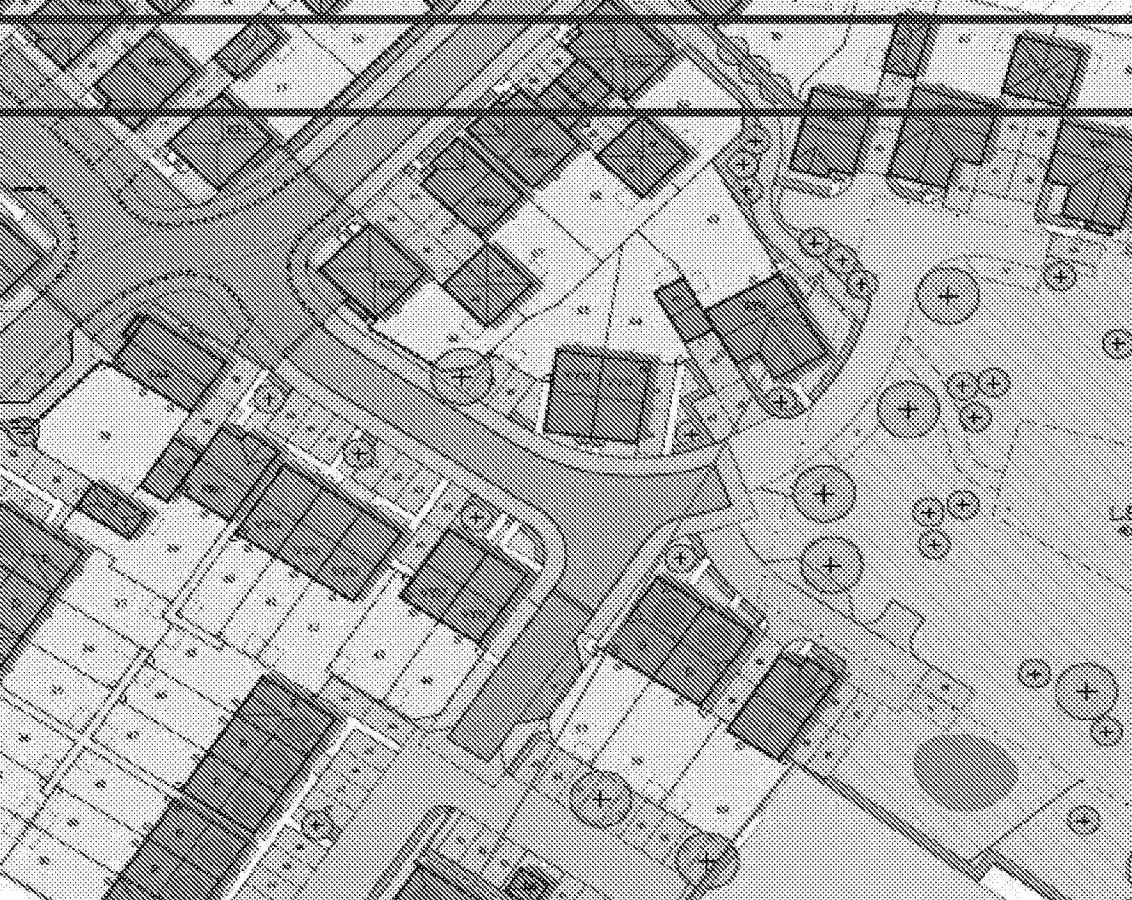
Feature dwellings in prominent locations are distinctive in their own right with the use of white painted brick, tile hanging and flint adopted to guarantee impact. The comments received by the Parish Council ensure that which is desirable within Yapton this has also been incorporated in other locations 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 (1:100)



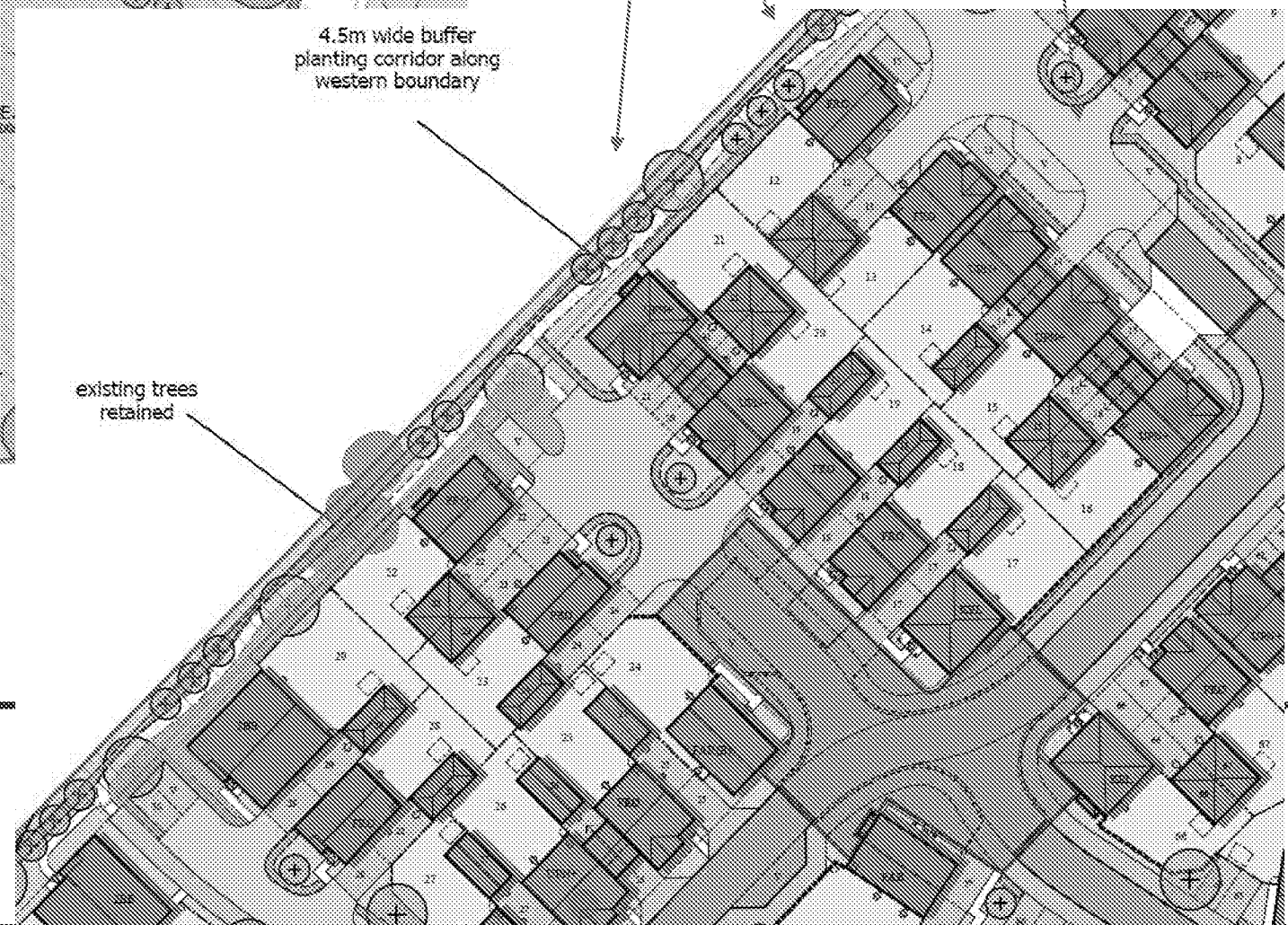


Natural surveillance from plots overlooking footpath

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

4.5m wide buffer planting corridor along western boundary

existing trees retained



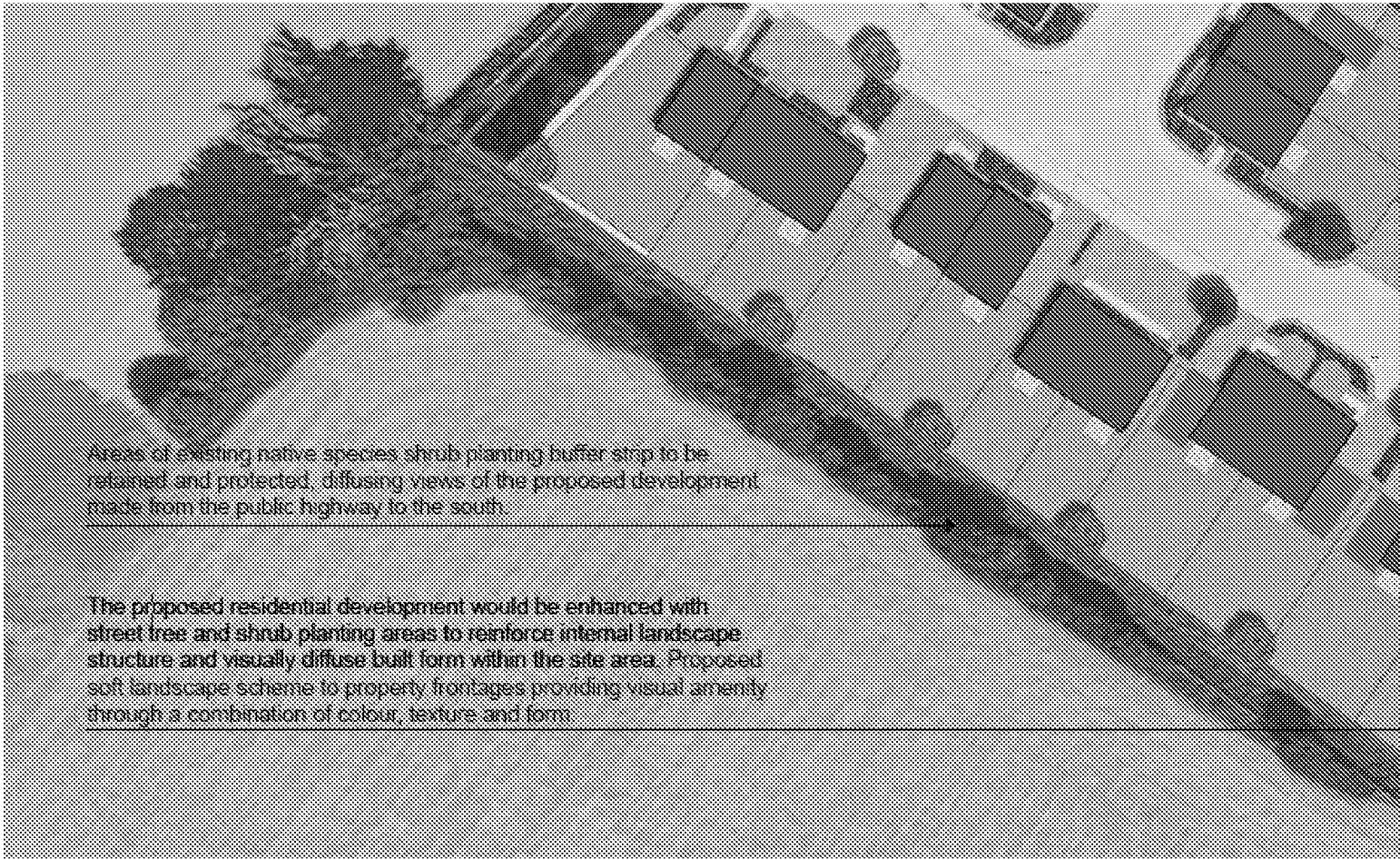
Off-road footpath to play area overlooked by adjacent plots

 **dandara**
new homes

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.



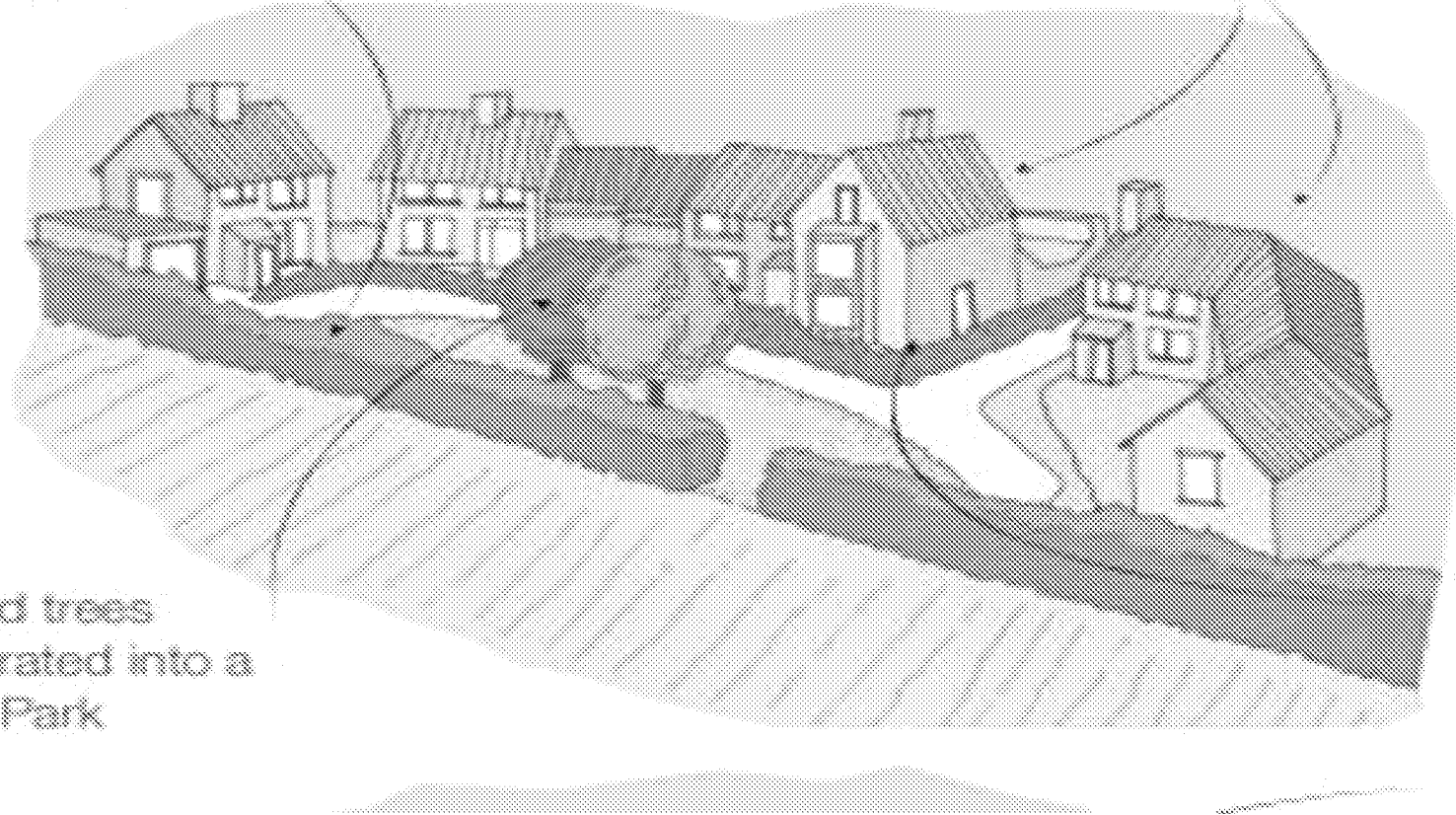
Areas of existing native species shrub planting buffer strip to be retained and protected, diffusing views of the proposed development made from the public highway to the south.

The proposed residential development would be enhanced with street tree and shrub planting areas to reinforce internal landscape structure and visually diffuse built form within the site area. Proposed soft landscape scheme to property frontages providing visual amenity through a combination of colour, texture and form

Retained hedge provides a soft boundary to the proposed development

Houses facing towards the fields, maximising views

Figure 61: The Site's Features & Natural Characteristics are Incorporated into Design Proposals, Positively Responding to Adjoining Land Uses & Character



Retained trees incorporated into a Pocket Park

Access road with potential for extension to future development

Access road connecting to the existing streets

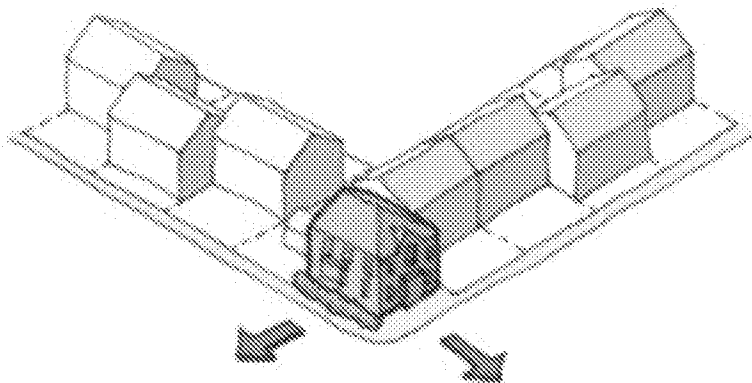
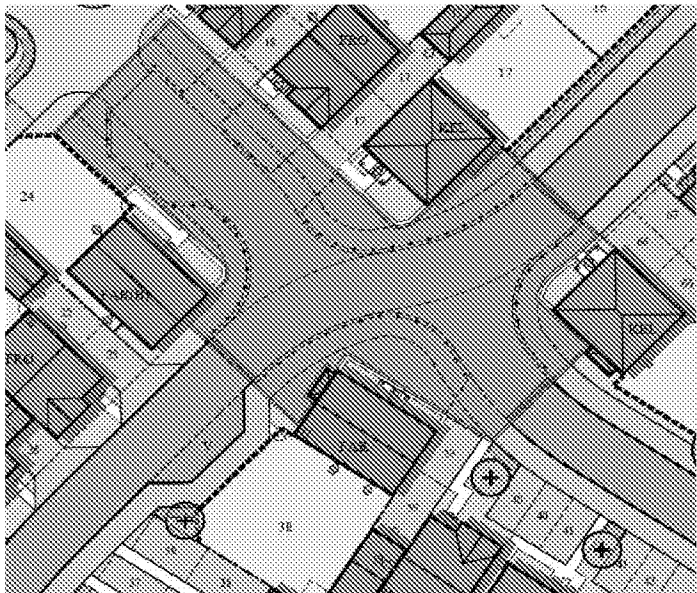


Figure 205: House Turning a Corner
Illustration showing how a house can be designed to turn a corner, creating a defined building frontage.

Arun District Design Guide – House turning a corner.



Proposed corner plots



Plot 66 occupies a prominent corner incorporating flint 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.

The majority of the proposed dwellings are two storeys in height with a mix of hipped and gable roof designs. The exceptions to this are the two bungalows that are located adjacent to the south western boundary, these are single storey. The garages provided are also one storey in height. The overall scale of the development is respectful and in keeping with the existing properties surrounding the development.

The proposed development offers a range of different house styles and designs throughout. This ranges from bungalows, one-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.



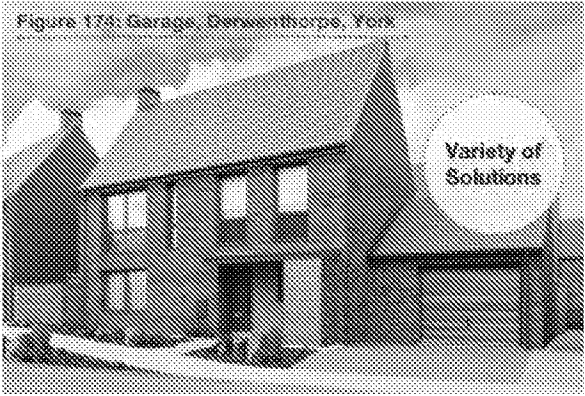
The proposed drainage strategy for the site has been informed by in-depth site investigations and developed in consultation with the Council's experts. Proposals include an attenuation pond and pumping station which are sensitively located and incorporated in landscape proposals. The pond has been designed 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.

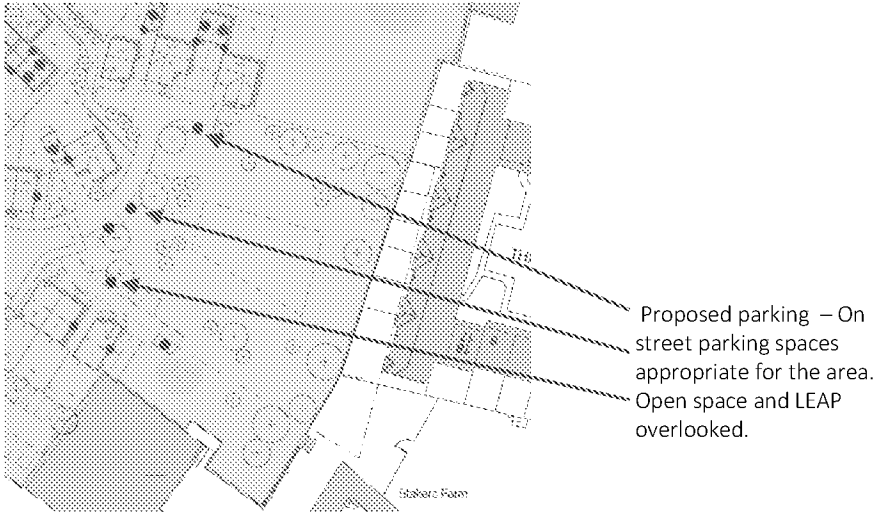
The on street parking within the development has been carefully designed to ensure that it creates a safe neighbourhood with regular activity between the streets and spaces within the development. This is represented in the area to the south east of the development, within the curtilage of the formal 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



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/44/17/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 70 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.