Planning Statement

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

Drove Lane, Main Road, Yapton – BN18 0EB

Prepared by Barratt David Wilson Homes (Southern Counties) August 2020

ARUN DISTRICT COUNCIL Y/78/20/RES

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. **PRE-APPLICATION RESPONSE**

- Principle of Development
- Design – Open Space
- Design – Layout
- Design – Character Areas
- Design – Access and Movement
- Neighbouring Amenity
- Bin Storage
- Affordable Housing
- Highways, Transport and Parking
- Sustainable Construction
- Listed Buildings and Conservation Area
- Protected Trees
- Biodiversity
- Crime and Secure by Design
- Landscaping

7. **SUMMARY AND CONCLUSION**

APPENDIX – APPROVED PARAMETERS PLANS

ARUN DISTRICT COUNCIL Y/78/20/RES

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 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.

ARUN DISTRICT COUNCIL Y/78/20/RES

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.***

The planning permission, Y/92/17/OUT, includes 31.no planning conditions of which 16.no require the submission of details prior to the commencement of development.

Condition 3 relates to the approval of parameters plans (Appendix A) as follows:

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

Arun Local Plan – Strategic Allocation SD7

This application site and the 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).

Adjacent application (Y/91/17/OUT)

East of the site and west of Bilsham Road, Outline Planning Permission has been granted for the development of 250.no residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure (Ref. Y/91/17/OUT).

The adjacent development is accessed via Bilsham Road and provides a link through to our proposed development.

Design Code

A condition was attached to both planning permission (Y/91/17/OUT and Y/92/17/OUT) for the submission and approval of a detailed Design Code.

The Design Code approved on 29th July covers both sites and provides details on character areas, links and accessibility, and key features.

ARUN DISTRICT COUNCIL Y/78/20/RES

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.

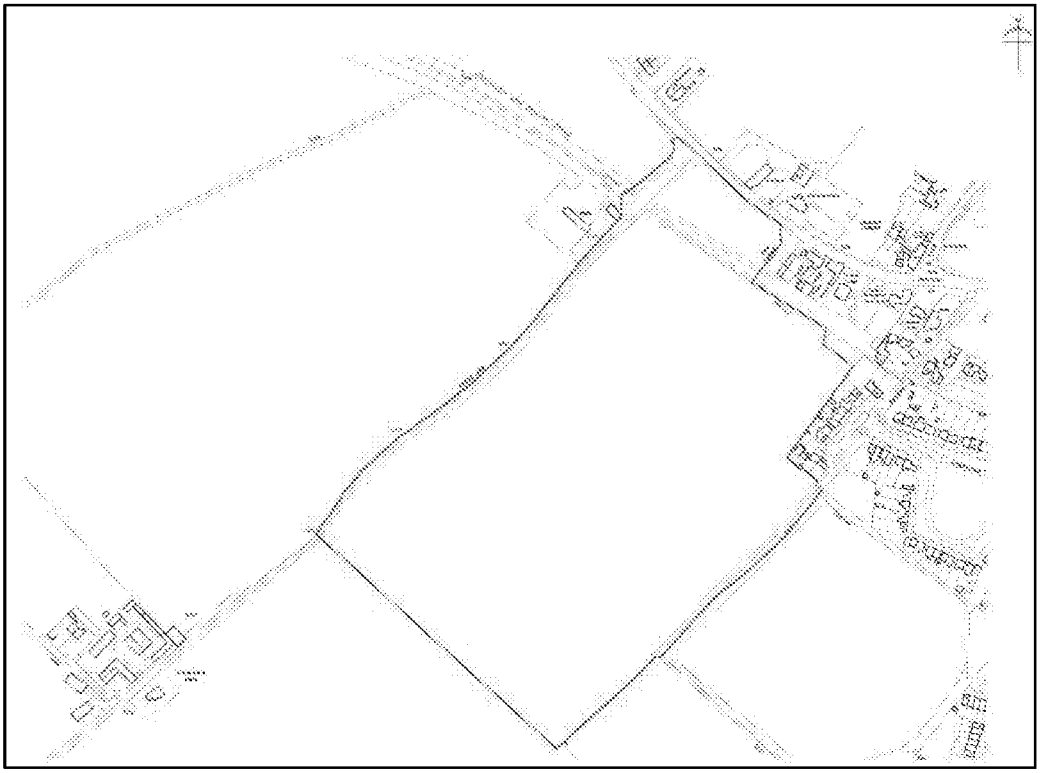


Figure 1. Site Location Plan

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 designated heritage assets within the site but 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. Where possible, it is intended to retain existing vegetation around the perimeter of the site including numerous TPO trees.

ARUN DISTRICT COUNCIL Y/78/20/RES

4. SUMMARY OF PROPOSALS

This submission of Reserved Matters for 300 residential units covers details pertaining to:

- Scale of development;
- Layout of development;
- External Appearance;
- Landscaping.

Scale of Development

This submission of Reserved Matters is for all 300 residential dwellings permitted by the outline planning permission:

	OPEN MARKET	AFFORDABLE	TOTAL
1 BEDROOM	1	16	17
2 BEDROOM	41	40	81
3 BEDROOM	99	28	127
4 BEDROOM	69	6	75
TOTAL	210	90	300

The provision and split of the affordable properties is stipulated within the S106, requiring 30% of all dwellings to be provided as Affordable Housing with a tenure split of 75% Affordable Rented Units and 25% Intermediate Housing Units.

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, density and access through the development is informed by the original Design and Access Statement and the layout as proposed has evolved through consideration of those site constraints and opportunities.

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 that the proposals respond positively to the setting and the character and appearance of the locality and compliment the surrounding heritage assets and Conservation Area.

Following a presentation to Yapton Advisory Panel on 9th June a separate design meeting was held with Officers on 10th June to discuss the elevational treatments and external appearance of the dwellings and those details are reflected in the streetscenes as submitted.

Landscaping

The proposed landscaping is informed by the plans and documents approved at outline and is explained in detail as part of the submitted Landscape Strategy.

ARUN DISTRICT COUNCIL Y/78/20/RES

5. PLANNING POLICY

The Development Plan

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

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

Limited regard has been given to the Yapton Neighbourhood Plan, 2014. The Plan became part of the Development Plan more than 2 years ago so, in accordance with paragraph 14 of the NPPF, the presumption in favour of sustainable development (at paragraph 11(d)) is triggered by the omission of a five year housing land supply (2019 Annual Monitoring Report).

Arun Council has published a draft Design Guide, consultation on which took place in early 2020. Adoption is anticipated in late 2020, likely after the approval of Reserved Matters. Nonetheless, the Reserved Matters layout has been considered in the context of the draft Design Guide and also 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 is now adopted and forms a key consideration of this Reserved Matters submission.

ARUN DISTRICT COUNCIL Y/78/20/RES

6. PRE-APPLICATION RESPONSE

A full pre-application response was issued on 15 July 2020, commenting on the proposals as presented to Officers. A summary of those comments is provided below (underlined) alongside an explanation of how the proposals have been amended and/or updated:

Principle of Development

As confirmed by the pre-application response, the principle of residential development is established by virtue of outline planning permission (Y/92/17/OUT) for 300 residential dwellings, granted on 31 May 2019.

Design – Open Space

Officers queried the quantum of Pubic Open Space

The Outline Planning Permission, based on the previous 2016 standards, state that the Open Space requirement is 1.54ha in total. In January 2020, Arun Council adopted new Open Space requirements requiring 2.28ha to be provided.

The Reserved Matters submission exceeds both sets of Standards, providing Open Space of 2.55ha.

Design – Layout

Comments regarding the provision of communal amenity space for the flatted buildings

Private amenity space in the form of balconies are now provided for the apartment blocks. These balconies are in accordance with Arun DC requirements and are in addition to the large areas of open space which are easily accessible to the apartment units.

Queries in regard to distribution of affordable housing and proposed mix

The affordable housing units are provided in small clusters predominantly surrounding areas of open space, these dwelling will be a mix of shared ownership and affordable rent. The properties are tenure blind, with the same elevational treatment as the open market units distinguished solely by the character areas approved within the Design Code.

The proposed mix, as identified under 'Affordable Housing', aligns closely with the latest SHMA.

Officers queried the density of the proposed submission

The density of the proposed development accords with the approved Design Code.

Design – Character Areas

The pre-application response has requested that the houses in the Canal Green Character Area be more individualistic to reflect the Conservation Area

In line with the approved Design Code, the dwellings along Canal Green reflect the existing vernacular and seek to enhance its setting.

A mixture of external and boundary treatments, including flint walls, railings, weatherboarding and carefully considered landscaping have ensured that the design reflects its proximity to the Conservation Area. The specific detail proposed in each of the Character Areas is described in more detail as part of the submitted Design Statement.

ARUN DISTRICT COUNCIL Y/78/20/RES

A Heritage Compliance Statement (HCS) is submitted to accompany the Reserved Matters submission. The HCS explains that *"the impact of the proposals on the significance of the identified heritage assets will remain the same as those set out by Arun District Council in the approved outline application"*.

Officers request that proposals avoid using the same house-type across the site, thereby reducing the distinctiveness of each character area

The house-types are heavily differentiated through a mix of external treatments and individualistic design changes. As such each house type comprises a number of variations to ensure and promote distinctiveness across the development.

Design – Access and Movement

Road layout, treatment and hierarchy

The road layout, its treatment and hierarchy has been carefully considered to ensure connectivity within the site and to external links and to accord with the approved Design Code. The road layout is intended to promote careful driving and slow speeds throughout the development through a number of traffic calming measures.

The Applicant will seek to have the internal roads adopted by West Sussex County Council (WSCC) where practicable.

Pedestrian and cycle links

Pedestrian and cycle links are in accordance with the approved parameter plans and the approved DAS (Condition 6 of the outline planning permission) as well as the approved Design Code.

Neighbouring Amenity

The pre-application response sought confirmation of back to back and back to flank distances

Care has been taken to ensure adequate separation between proposed dwellings. All dwellings achieve a minimum of a 21m back to back (in accordance with the National Design Guide) and a minimum of 15m rear to flank distance. Any openings liable to cause unacceptable overlooking of gardens are proposed to be frosted.

The pre-application response sought confirmation of internal space standards.

The proposed dwellings accord with Nationally Described Space Standards as set out in the submitted schedule. This is in accordance with Policy D DM2 of the Arun Local Plan and the emerging Arun Design Guide.

Bin Storage

Pre-application response seeks to ensure that bin stores and bin access is accessible and passable for use and collection

All dwellings are able to accommodate bins in their rear gardens with bin collection points specified adjacent to the highway. In the case of apartments, bin stores are provided for communal use. A 12m refuse vehicle has been tracked to ensure accessibility throughout the development, please see submitted tracking drawings.

ARUN DISTRICT COUNCIL Y/78/20/RES

Affordable Housing

The pre-application response suggests the following affordable housing mix:

	SHMA REQUIREMENTS	SUBMITTED FOR RESERVED MATTERS
1 BEDROOM	18 (20%)	16 (18%)
2 BEDROOM	36 (40%)	40 (44%)
3 BEDROOM	27 (30%)	28 (31%)
4 BEDROOM	9 (10%)	6 (7%)
TOTAL	**90**	**90**

As confirmed above, the proposed affordable mix closely accords with the 2016 (most recent) SHMA.

The affordable housing mix accords with the s106 comprising providing 67 affordable rented dwellings (75%) and 23 intermediate dwellings (25%).

In regards to open market mix, the 2012 SHMA and subsequent 2016 Update confirm that (within Arun) the open market sector has a greater need for 3+ bedroom dwellings (as echoed within the pre-application response). Yapton is an appropriate location for family sized dwellings and the proposed mix reflects this need and is weighted towards three bedroom properties. A percentage of four bedroom dwellings slightly in excess of the SHMA is also proposed but considered entirely appropriate given that people are increasingly seeking to work from home and utilise spare bedrooms for office use.

The pre-application response makes reference to the Yapton Neighbourhood Development Plan and a mix contained within (Policy H2). As mentioned within the Planning Policy section, Arun Council does not have a five-year housing land supply. Paragraph 11 of the NPPF is clear that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The 'presumption in favour' is therefore engaged.

Furthermore, having met with Yapton Parish Council as part of the pre-submission process, there is a clear desire for family sized dwellings (as opposed to smaller properties) in order to establish a strong and family orientated development which will complement and enhance the existing village.

As part of the design process the mix has changed slightly from that tabled at pre-app. Accordingly the Applicant is proposing a higher number of 3 bedroom properties and fewer 2 and 4 bedroom dwellings. Site-wide the development is broadly aligned with the SHMA;

	SHMA REQUIREMENTS	INITIALLY PROPOSED	SUBMITTED FOR RESERVED MATTERS
1 BEDROOM	5-10%	16 (5%)	17 (6%)
2 BEDROOM	40-45%	91 (30%)	81 (27%)
3 BEDROOM	35-40%	106 (35%)	127 (42%)
4 BEDROOM	10-15%	87 (29%)	75 (25%)
TOTAL		**300**	**300**

ARUN DISTRICT COUNCIL Y/78/20/RES

The proposed development comprises detached, semi-detached and a reduced number of terraced properties and the resultant mix, as acknowledged by the pre-application response, provides a range of dwelling sizes reflective of the locality.

Highways, Transport and Parking

The Applicant's engineers have utilised the newly adopted Arun Parking Standards SPD (2020) to calculate parking requirements and confirm that all garages are 6 x 3m.

Tracking drawings have been provided for large vehicles throughout the site and the Applicant has been in continual proactive discussions with WSCC Highways on the layout and adoption of roads.

In accordance with the Design Code and S106, cycle routes and footpaths are being provided throughout the site, connecting into planned improvements to existing and new PROW/cycle routes within Arun.

Sustainable Construction

The proposed development, in accordance with Policy ECC SP2 of the Arun Local Plan, will incorporate a number of energy conservation and sustainable construction measures and adopt a Fabric First approach. These will include but are not limited to; improved insulation, double glazing, energy efficient appliances and light fittings and materials used.

A Sustainability and Energy Statement will be submitted to satisfy Condition 22 of the Outline Planning Permission.

Listed Buildings and Conservation Area

The Reserved Matters submission is supported by an updated Heritage Compliance Statement which builds upon the document approved at outline stage.

The report concludes that the proposed mitigation and design measures, including landscaping and planting buffers, provide appropriate transition between the proposals and the heritage assets. The Compliance Statement confirms that the impact on the heritage assets 'will remain the same as those set out by Arun District Council in the approved outline application'.

Protected Trees

The Reserved Matters submission is supported by a suite of information relating to trees and as such where feasible existing trees around the site are retained. It is the intention of the Applicant to install tree protection fencing at the earliest opportunity in order to protect root protection zones and the Applicant welcomes discussion with ADC tree officers as part of the consideration of the Reserved Matters.

This submitted information, including an Arboriculture Method Statement and Tree Protection Plan will be submitted separately to discharge Condition 8 of the Outline Planning Permission.

ARUN DISTRICT COUNCIL Y/78/20/RES

Biodiversity

The pre-application response referred to Policy ENV DM5 of the Arun Local Plan and the requirement for a Biodiversity Net Gain statement.

A Biodiversity Net Gain statement will be submitted to supplement the Reserved Matters application.

The proposed Reserved Matters will incorporate a number of improved habitat opportunities, including but not limited to; bat boxes, bird boxes, hedgehog highways, swift boxes.

Crime and Secure by Design

A Secured by Design Assessment is not required or conditioned as part of the Outline Planning Permission. Notwithstanding this, the Applicant actively seeks to reduce the potential for crime across their residential developments.

The Reserved Matters submission is designed to incorporate many of Secured by Design principles, ensure there are habitable rooms overlooking all aspects of the development and dark alleyways and open spaces are limited.

Landscaping

Officers seek a cohesive landscape scheme between the two approved outline applications (Y/91/17/OUT and Y/92/17/OUT)

The Applicant has worked closely with the adjacent developer to ensure a cohesive landscape scheme which has built upon the principles of the approved Design Code.

Officers seek information regarding future management of the Open Space

All open space, excluding the play areas to be adopted by Arun District Council, will be managed by an appointed Management Company and will be managed in accordance with the Public Open Space Scheme to be submitted pursuant to the S106.

ARUN DISTRICT COUNCIL Y/78/20/RES

7. SUMMARY AND CONCLUSION

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

The Reserved Matters submission includes a number of amendments since the pre-application meeting and as such the proposals accord with national and local planning policies and give regard to the draft Arun District Council Design Guide.

Information has been provided in respect of technical matters such as drainage, arboriculture, highways and ecology but care has also been taken, following extensive pre-application discussion, to ensure the proposals provide appropriate landscaping, screening and fenestration detail to complement the existing village of Yapton and adjacent Conservation Area. It is therefore respectfully requested that the Reserved Matters is granted without delay.

ARUN DISTRICT COUNCIL Y/78/20/RES