

Design & Access Statement.

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

November 2018



ECE Planning

Project Name: Land North of Yapton C of E Primary School

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

Client: Pibworth Holdings Ltd

File Reference: P1401i

Issue	Date	Author	Checked	Notes
PL1	29/10/2018	B Daines	C Barker	Initial Draft
PL2	29/10/2018	B Daines	C Barker	Client Draft
PL3	12/11/2018	B Daines	C Barker	Planning Issue

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1. Introduction

- 1.1. This Design & Access Statement has been produced by ECE Planning on behalf of **Pibworth Holdings Ltd** in support of an outline planning application for the following:

‘Erection of 38 dwellings with all matters reserved except access.’

- 1.2. The application site is approximately 1.635 ha in size and is located immediately north of Yapton C of E Primary School on the west side of North End Road. It currently comprises an open paddock lying between the school to the south and the residential properties of The Steddles and Clay Farm to the north.
- 1.3. Opposite the site, on the eastern side of North End Road, is Orchard Business Park.
- 1.4. The site is within a sustainable location, only 350m north of Yew Tree Surgery and 800m from the main village shops. The site is approximately 475m from the nearest bus route and around 3km from Barnham Station to the west and Ford Station to the east, both of which provide direct services to London, Brighton and Portsmouth Harbour.

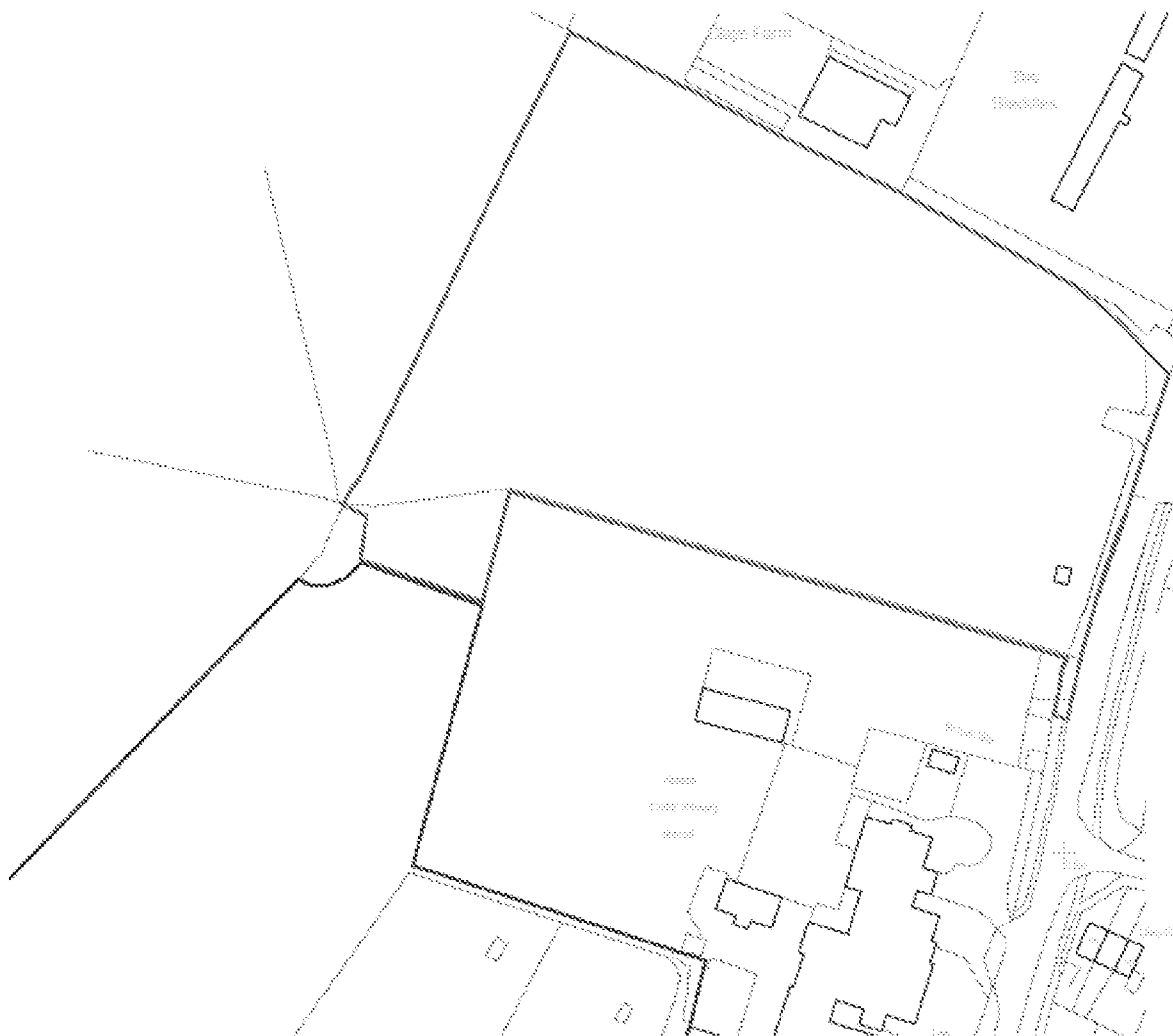


Figure 1: Site Location

2. The Proposal

This application proposes 38 new dwellings, incorporating 30% affordable housing, in the form of detached, link-detached and semi-detached houses.

The housing mix is indicative but currently proposes the following:

Open Market

6no. 2-bedroom houses
15 no. 3-bedroom houses
6no. 4-bedroom houses

Affordable

2no. 1-bedroom houses
4no. 2-bedroom houses
5 no. 3-bedroom houses

The overall housing mix is identical to the previously approved outline scheme Y/93/14/OUT.

Access to the site is achieved via North End Road and would also serve the proposed development of 70 dwellings at land at Stakers Farm to the south (planning application ref: Y/44/17/OUT) which would be accessed via the application site.

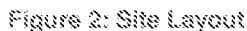
The indicative site layout proposes 96 car parking spaces as well as 2 cycle spaces per dwelling.

2,350sqm of public open space is provided on the southern side of the site.

The proposal also incorporates appropriate landscaping including a 5 metre landscaped buffer on the western boundary.

3. Layout and density

- 3.1. The indicative layout and density of the scheme aims to reflect the semi-rural character of the area.
- 3.2. The overall density of the site is 24 dwellings per hectare, including the proposed open space, which is considered to be an appropriate density for an edge of settlement location that delivers both a wide range of housing types and sizes and fully respects the surrounding context.
- 3.3. By providing a mixture of semi-detached, link-detached and detached housing, the layout references the predominant density framework in Yapton.
- 3.4. The layout has also been influenced by the need to maintain existing public footpaths running through the site and provide a landscaped edge to the site, most notably in the form of a 5 metre buffer along the western boundary.
- 3.5. The development also provides a generous area of open space on the southern side of the site.



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Figure 3: Precedent images

5. Access

- 5.1. The proposed vehicular access to the site is directly from North End Road and this access was previously approved under the now expired outline permission Y/93/14/OUT. Detailed drawings for this access were submitted with the previously approved scheme.
- 5.2. The main proposed access road runs through the application site and into the site to the south, Land at Stakers Farm, which is currently subject to a planning application that has yet to be determined (ref: Y/44/17/OUT). There is a pedestrian footpath within the proposed development that runs either side of the main access road.

6. Conclusions

- 6.1. The proposed site layout plan details a sustainable development proposal which provides up to 38 residential dwellings including 30% affordable provision, together with public open space and landscaping.
- 6.2. The proposal constitutes a sustainable addition to the Yapton settlement that is designed around current best practice design guidance to create a safe, inclusive and interactive environment establishing a strong sense of place.
- 6.3. The development proposes an appropriate landscaped and softened boundary to the rural edge, with a strong landscaped buffer utilised.
- 6.4. The layout plan demonstrates that such an addition on the edge of the built up area can be treated in a visually integrated, environmentally sensitive and sustainable manner.