

LAND AT BILSHAM ROAD, YAPTON



Planning application ref: Y/91/17/OUT

Urban Designers Response to comments from Arun DC

12.03.18

The following comments and explanations have been prepared to respond to comments received during the post-application submission meeting.

Is it possible to provide an active frontage adjacent the footpath on the north west boundary?

The existing north western boundary of the site is defined by dense vegetation with some trees (some of which are now subject to a TPO) (see Figure 1)

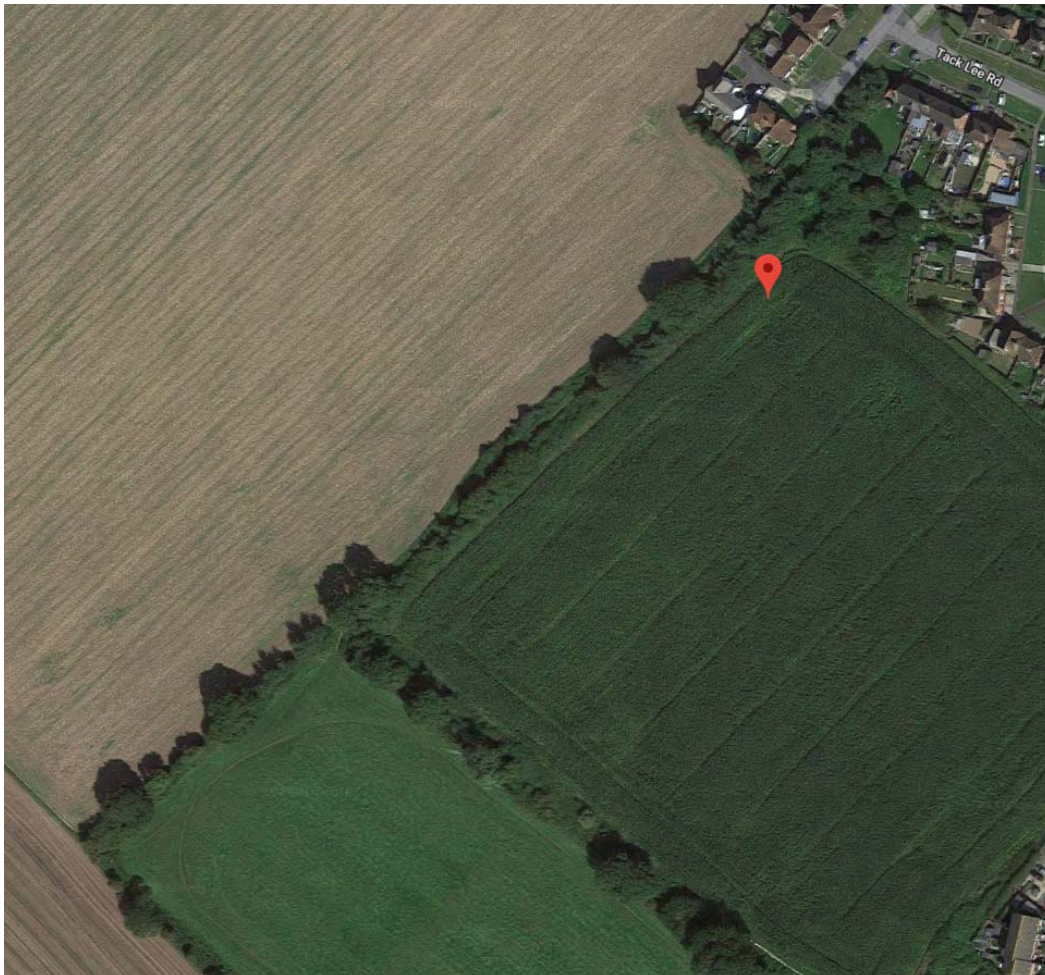


Figure 1 : Aerial photo of the north western boundary of the site

We recognise the importance of providing overlooking to public spaces and routes within the development and we have provided these throughout the layout. The indicative layout is not for determination and as such the layout may well change in future reserved matters or detail applications. Notwithstanding this, the extract from the masterplan (Figure 2) shows the relationship between the housing and the PROW. The yellow arrows indicate frontage development which directly overlooks the route and the blue arrows indicate where side boundaries provide overlooking from windows in the end gables.

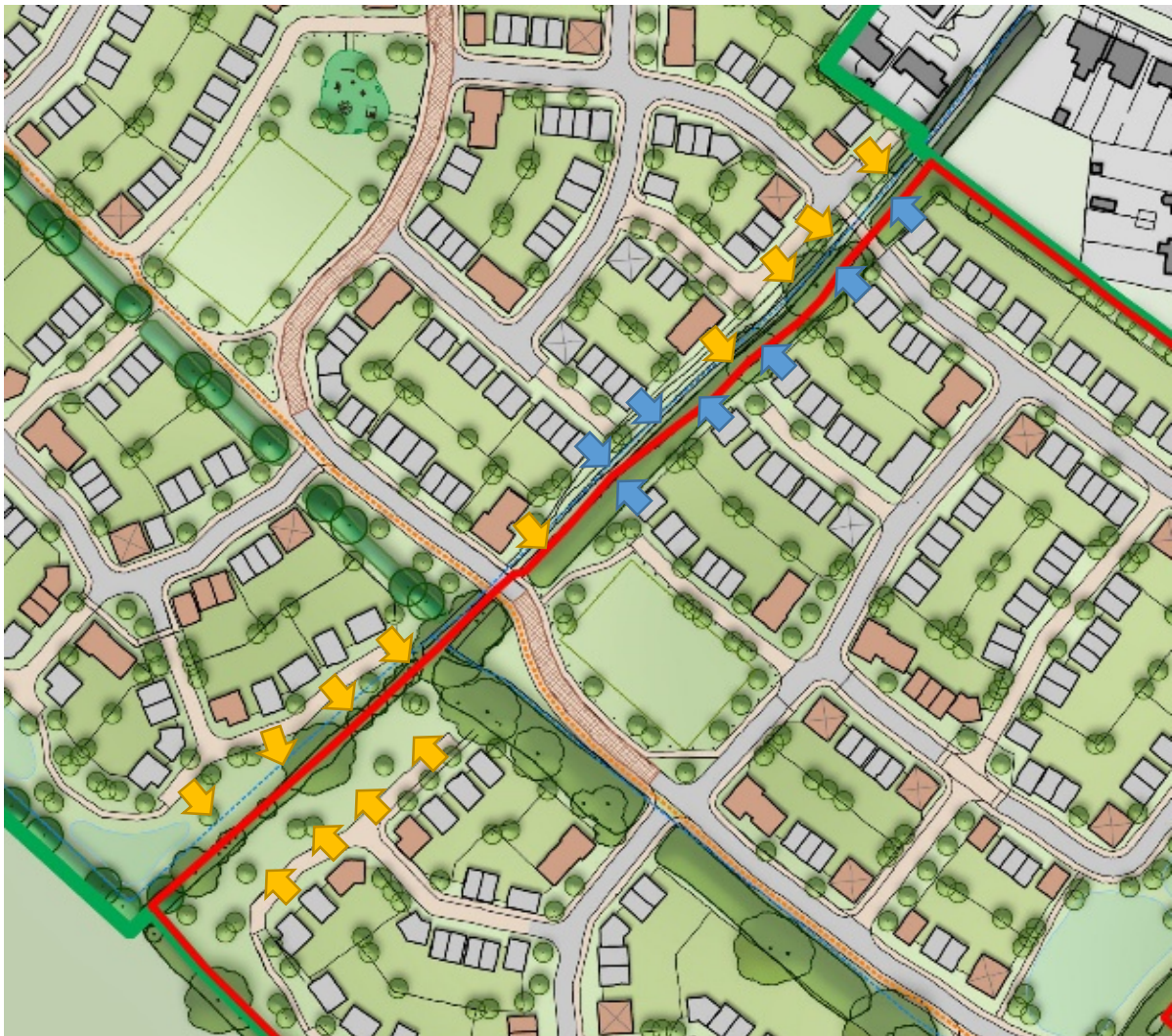


Figure 2 : Extract from allocation masterplan showing overlooking to PROW

Whilst an illustrative masterplan has been submitted, the detailed layout of the dwellings on the southern side could also be designed to have their principal elevation facing north-west with a footprint along the lines of that shown below with a footpath providing access to the property as shown at Figure 3.

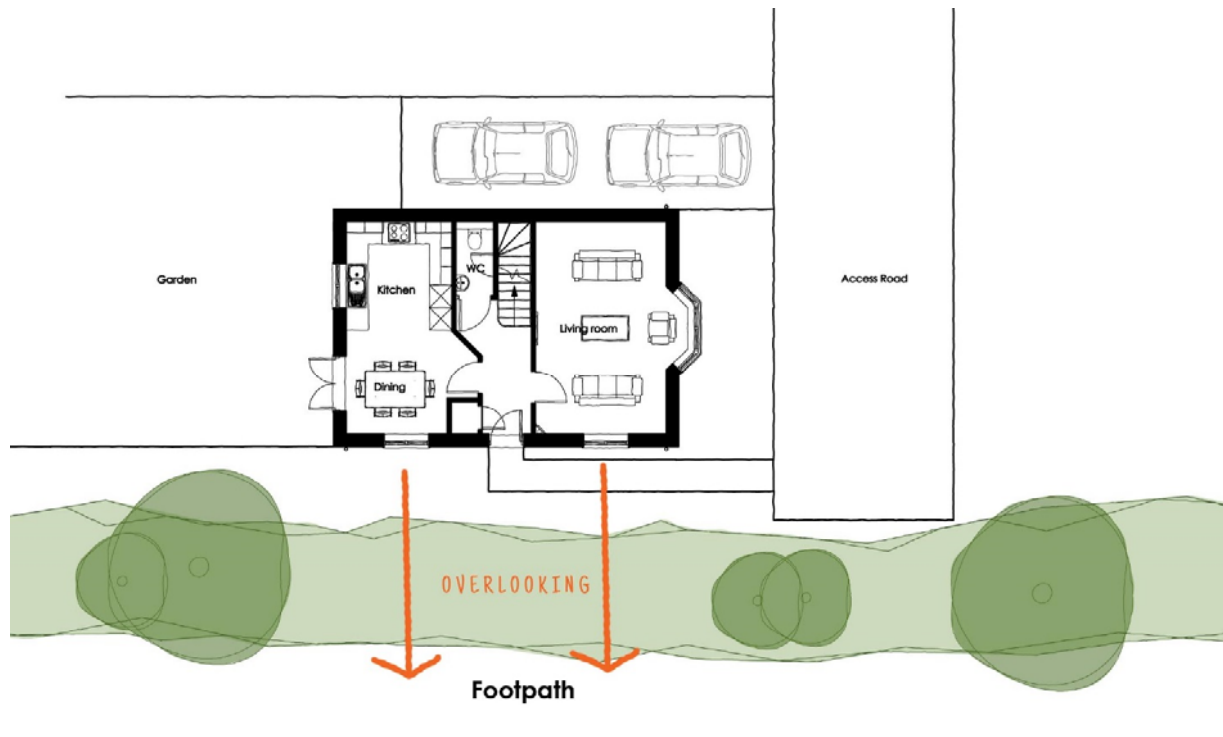


Figure 3 : Plan showing how end dwellings could provide additional overlooking to PROW

It is considered that the above shows how combination of housing on both sides of the PROW and the design of individual dwellings can provide appropriate levels of surveillance to the route. This will be achieved in detail by habitable rooms overlooking the public route which is considered “best practice” in urban design terms.

Is there any option for the Council to get involved?

This land is outside of the site and our client's control. The site currently has several trees and is therefore heavily constrained (see Figure 4). From reviewing the plan at figure 4 it is clear that the land might have amenity value to the local residents and may not have development potential.



Figure 4 : Aerial photo of the land identified for “*the Council to get involved*”

Is there a focal point to join the two halves of the strategic allocation?

The design rationale for the strategic allocation masterplan was to create a single neighbourhood which will incorporate the two land ownerships. Therefore, we felt it unnecessary to provide a focal point between the two halves of the site. The character of the main street (as described in the DAS (Pages 43-44)) sets out the key elements in built form, landscape and road character which will provide consistency across the two land ownership areas. There are a number of spaces and key buildings along the route which can be detailed to further reinforce this united approach to the two areas.

The proposed new village green where the two sites connect will also help tie the two areas together and there may be scope for public art to be incorporated into this “focal” space to further highlight this place (see Figure 5).

An important element of the master plan was to retain the existing landscape structure of the site and hence the connection between the two sites has been limited to a small break in the existing hedgeline.



Figure 5 : Proposed village green area between two halves of the allocation site

The area on the western edge of the development is self contained?

The extract from the masterplan below shows the area of the site which this section refers to.



Figure 6 : Extract from the indicative masterplan showing the western part of the site

One of the principal aims of the masterplan is to retain and enhance existing landscape features and boundaries within the site. This is set out in the Design Rationale in Section 04 of the DAS (page 28). As such we have sought to minimise the loss of vegetation on this boundary and we maintain that the approach taken in the layout for this part of the site is appropriate.

There are two points of access proposed to maintain good connections to the central parts of the site and the area is defined in the masterplan as a lower density area. These points of access have been carefully considered to ensure that they do not have an adverse impact on any important trees and maintain a balance between connectivity and retention of the important landscape features.

The boundary between the two field parcels in this part of the site is very well defined (see Figure 6.) which provides a strong degree of landscape containment to this field parcel.



Figure 6 : Photo of existing boundary

Is the design generic and are there logical design choices?

The layout and design follow the principles of good urban design with a logical deformed grid structure, hierarchy of streets and variety in built form and layout.

Section 04 of the DAS sets out clearly a logical approach to the design and layout of the site which responds to the opportunities and constraints. This includes consideration of the landscape, built form, open space, heritage and movement and access aspects of the masterplan.

Section 05 of the DAS provides further detail on the character of streets and approach to built form and landscape including use of materials and cues to the design of buildings.

The layout is only for illustrative purposes and can be further refined at the reserved matters stage.